

Resident Qualifying Criteria

In order to reside in our community, we require each adult applicant to meet certain criteria. All occupants eighteen (18) or older must complete an application and pay an application fee. Before you complete a Rental Application, we encourage you to review these criteria to determine if you are eligible.

OCCUPANCY LIMITS:

One Bedroom

Two (2) Occupants Total

Two Bedroom

Four (4) Occupants Total

If you have an infant 18 months or younger you may add them as an occupant. Standards can increase by one (1) person only. Proof of birth certificate is required.

RENTAL HISTORY:

One (1) year of verifiable, satisfactory rental history is required. Present and previous residence must have prompt payment record and sufficient notice to vacate given to the landlord. (You will be automatically disqualified if you owe another apartment community money.)

EMPLOYMENT HISTORY:

Current employment of one (1) year is required and must be verifiable. Employment may consist of more than one (1) employer if employer is in the same field.

INCOME:

The applicant's gross income must be at least three (3) times the monthly rental amount. A guarantor applicant's gross income must be at least five (5) times the monthly rental amount. Additional income such as child support, alimony, commissions or tips will require written verification. Also a copy of your last two paycheck stubs or tax returns for self-employed individuals will be required to verify income.

CREDIT HISTORY:

The applicant must have a good credit history.

CRIMINAL HISTORY:

Background- The Quality Housing and Work Responsibility Act (QHWRA), among other statutes, provided authority for better screening and denial of housing to individuals and families with specific types of criminal activities in their history.

No Admittance Crimes

- A. Any crime involving a minor that resulted in conviction, indictment, arraignment, or deferred adjudication
- B. Any crime of a sexual nature that resulted in applicant/occupant being required to registration on any State/Federal Sex Offender List.

Non Drug Related Crimes

- A. No felony convictions, indictments, arraignment, or deferred adjudication within the past 15 years-violent crimes.
- B. No felony convictions, indictments, arraignment, or deferred adjudication within the past 10 years –non-violent crimes.
- C. No misdemeanor convictions, indictments, arraignment, or deferred adjudication involving public intoxication, disorderly conduct, resisting arrest, conversion, prostitution, and/or failure to appear within the past 2 years.
- D. No misdemeanor convictions, indictments, arraignment, or deferred adjudication involving theft, unlawful entry/trespass, destruction of property, aiding/abetting, and/or violent acts/weapons within the past 2 years.

Drug Related Crimes

- A. Any felony convictions, indictments, arraignment, or adjudication within the past 10 years
- B. Any repeat (more than 1) misdemeanor convictions, indictments, arraignment, or adjudication within the past 2 years
- C. Any drug related activity, whether resulting in conviction, indictment, arraignment, or deferred adjudication, within the past 2 years

Criminal background screening will be conducted in all states/territories with the exception of Puerto Rico. Criminal background screening will be conducted in all local/regional online databanks in the immediate area.

Applicant(s) will be required to provide all states they have resided in during their lifetime.

PETS:

We will allow a maximum of two (2) pets that weigh less than 25 pounds each. The pet fee must be paid in full prior to move in. Management reserves the right to restrict certain breeds. Management reserves the right to approve or deny any pet regardless of weight, height, or breed at their discretion. The monthly pet rent is \$25 per pet and must be paid with the rent each month.

The apartment deposit is not refundable if the applicant cancels after being notified of acceptance.

Signature: _____ **Date:** _____