

Cimarron Springs Rental Criteria

The following criteria has been established in order to equitably qualify all of our prospective residents. We participate in the **Low Income Housing Program (LIHTC)** designed for families and persons with disabilities. This program restricts our rental rates to the maximum allowable limits, as set forth annually by the **Texas Department of Housing and Community Affairs** for those apartment homes designated participation in this program. For those apartments operating within this program, applicants **may not** exceed the maximum income limits, also set annually by the **Texas Department of Housing and Community Affairs**.

Non-discrimination on the basis of race, color, sex, handicap, religion, family status or national origin is the policy of this apartment community.

Application Fee and Deposit

Each applicant and co-applicant (s), 18 years of age or older, must submit a separate application. A Texas identification card or a Texas driver's license is required for processing of the application. Non-US Citizens must provide a US Government issued photo ID and an identification number. A **Non-Refundable** application fee equal to the cost to secure this information from an outside source will be charged to each applicant. The current average cost is \$20.00 and \$14.00 for each additional adult applicant this is subject to change without notice.

Occupancy Ratios

We have adopted the following occupancy ratios for each apartment type:

- 1-Bedroom 2 persons
- 2-bedroom 4 persons
- 3-Bedroom 6 persons

Proof of employment and Income

All applicants must provide approved documentation of proof of income or employment. Total household income must equal a minimum of 2 ½ times the monthly rental amount. Section-8 applications must document outside income of 2 ½ times the portion of their required personal rent. Roommates must meet these qualifications separately.

Eligibility for residency in a LIHTC apartment will be based on the total household income.

Rental History

Applicants may be required to provide at least six (6) months of verifiable rental history.

Credit background

All applicants are subject to a criminal background check. All applicants that have a prior felony or misdemeanor conviction or adjudication involving **the damage or harm of persons or property, prostitution, sex offenses, passion, distribution, or sale of a controlled or prohibited substance or weapon charges will be denied residency at this community.**

Pet policy

Pets are permitted at **Cimarron Springs Apartments** with a \$150 pet deposit and a \$15.00 per month pet rent.

Pet restrictions are as follows: No Aggressive Breeds and all pets MUST be 20lbs or under.

Applicant Signature

Owner's Representative

Applicant Signature

Date

Date