

## RESIDENT SELECTION CRITERIA

**Equal Housing:** This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, or national origin.

**Identification:** All visitors must present a current Government issued identification in order to view the community. Acceptable forms of identification are: valid state issued driver's license, valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. A copy of all applicants photo IDs , Social Security Cards and Birth Certificates for all minors will be made and retained at time of move-in.

**Occupants:** Occupancy will be limited to no more than two (2) persons in a one-bedroom apartment, four (4) persons in a two-bedroom apartment or six (6) persons in a three-bedroom apartment. All adult occupants will be considered as responsible residents under the Lease Agreement and will be asked to sign the Lease as a resident.

**Application for Residency:** An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

### **Qualifying Standards**

**Rental History:** Up to 36 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

**Credit History:** An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgements or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

**Income:** Applicants must have a verifiable income source. Acceptable income verification required may include pay stubs consecutive for a four week period, a notarized letter from the employer, the most recent W2, or proof of assets equal to 2 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired (must provide documentation of ability to pay rent).

**Criminal Background Check:** A criminal background check will be run on all applicants. An applicant may be automatically denied in the event applicant(s) have ever been convicted of a felony, received adjudication for felony offense(s) or been convicted of a misdemeanor involving a crime against a person, another person's property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

*The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property commits an offense of sexual nature, resulting in a conviction or is labeled as a registered sexual offender or predator and/or appears on the list of known terrorists and wanted fugitives.*

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

**Guarantors:** Will be accepted for income qualification purposes only and they must live in the state that the applicant is applying to live. He/she must complete an Application for Residency and meet all of the Resident Selection Criteria. A guarantor will be a SIGNER on the Lease Agreement and will also be fully responsible for the Lease Agreement if the occupying resident(s) default.

**Applicants Without Social Security Numbers or Individual Tax ID Numbers:** Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student Approval to be in the US, *all applicants on an I-20 must be registered students*). The lease end date cannot extend past the date the Non-US Citizen is approved to be in the US. All other verifications must be met and applicant must pay two month's additional deposit equivalent to two month's "market" rent.

**Notification:** Applicants will be informed of the status of their application by telephone within 5 business days from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact First Advantage SafeRent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Management Representative Signature

Date: \_\_\_\_\_