

# RENTAL CRITERIA FOR RESIDENCY

(Applicable only if Owner/Agent does not have custom criteria.)

## OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing.)
2. Two persons are allowed per bedroom.

## GENERAL STATEMENTS

1. Positive identification with a picture will be required.
2. Each applicant will be required to qualify individually or as per specific criteria areas.
3. Inaccurate or falsified information will be grounds for denial of the application.
4. Any individual, whose tenancy may constitute a direct threat to the health and safety of any individual, the complex, or the property of others, will be denied tenancy.

## INCOME CRITERIA

1. Monthly income should be equal to three times stated rent, and must be from a verifiable, legal source.

## EMPLOYMENT CRITERIA

1. Twelve months of verifiable employment will be required if used as source of income.
2. Self-employed applicants will be verified through state corporation commission, and may be required to submit the previous year's tax returns.

## RENTAL CRITERIA

1. Twelve months of verifiable contractual rental history from a current third party landlord or home ownership is required.
2. Three years of eviction-free history is required.
3. Three or more 72-hour notices within one year will result in denial of the application.
4. Three or more dishonored checks within one year will result in denial of the application.
5. Rental history reflecting past due and unpaid rent will result in denial of the application.

## CREDIT CRITERIA

1. Negative or adverse debt showing on consumer credit report may require additional security deposits.
2. Three or more unpaid collections (not related to medical expenses) will result in denial of the application.

## READY TO RENT GRADUATES

If applicant fails to meet any criteria related to credit, evictions and/or landlord history, and applicant has received a certificate indicating satisfactory completion of a tenant training program such as "Ready to Rent," Owner/Agent will consider whether the course content, instructor comments and any other information supplied by applicant is sufficient to demonstrate that the applicant will successfully live in the complex in compliance with the rental agreement. Based on this information, Owner/Agent may waive the credit, eviction and/or landlord history screening criteria for this applicant.

## CRIMINAL CONVICTION CRITERIA

Upon receipt of the rental application and screening fee, Owner/Agent will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to, any crime.

Any of the following shall be grounds for denial of the rental application:

- a) A conviction, guilty plea or no-contest plea for any felony involving serious injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug-related offenses (sale, manufacture, delivery or possession with intent to sell), or Class A felony burglary or Class A felony robbery; or
- b) A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole has occurred within the last seven years, for: any other felony charges; or
- c) A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole has occurred within the last seven years, for: any misdemeanor or gross misdemeanor involving assault, intimidation, property damage, or weapons charges or that is sex-related or drug-related (sale, manufacture, delivery or possession with intent to sell); or
- d) A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole has occurred within the last three years, for: any B or C misdemeanor in the above categories or those involving criminal trespass I, theft, dishonesty, or prostitution.

Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting resolution of pending charges.