



# Qualifying Criteria

The Company and this community comply with all federal, state and local regulations regarding fair housing for all applicants and residents regardless of race, color, religion, sex, national origin, familial status, or handicap.

## Occupancy Standard

Two persons maximum per bedroom (Exception: Child under 18 months of age, unless otherwise dictated by state or federal law)

## Age Requirements

Lease Holders must be at least 18 years of age. All Lease Holders and Occupants age 18 years or older are required to submit an application for approval.

## Credit

Bankruptcy history is acceptable if good credit is reflected for the most recent 12 months. Medical accounts, debts to utility companies (water, gas, and electric), and foreclosures are exempted from the above evaluation. Unpaid collections/debt to no more than one landlord, not exceeding \$1500.00, may be acceptable with a one month additional deposit. No credit is considered qualifying credit. International applicants may present a valid passport or other valid government identification in lieu of credit reporting in the U.S.

## Additional Deposit

If prospective Lease Holder(s) does/do not satisfy the credit criteria (but not to the point of disqualification), an additional deposit in the amount of the standard application deposit will be required. Deposits are refundable in accordance with the application provisions.

## Check Writing

Positive verification of check writing authorization or no checks will be accepted.

## Previous Residences

Addresses indicated on the credit report(s) must match exactly residences listed on the rental application. No evictions within the past five years will be acceptable.

## Criminal

No applicant (Occupant or Lease Holder) may have received deferred adjudication for, or have been convicted of, a felony offense of any kind. No applicant (Occupant or Lease Holder) may have received deferred adjudication for, or been convicted of, a misdemeanor of a violent crime against persons within the previous ten years. No applicant (Occupant or Lease Holder) may have been convicted of, or received deferred adjudication for, a misdemeanor of a property, assault/battery, drug possession under four ounces, or weapons nature within the previous three years, or a misdemeanor of a sexual nature within the previous five years.

**HURRICANE KATRINA – Due to the unfortunate events in Louisiana, county criminal requests for this area (and potentially AL and MS) may be unavailable or delayed. As there will be a delay in receiving criminal results, the approval will be conditional pending a criminal history. Should false information be given on a rental application or a criminal history reveal felony convictions, deferred or withheld adjudication for a felony or a misdemeanor for crime against a person within the last 10 years, then occupancy will be terminated and the Apartment Home must be vacated within 24 hours of notice.**

## Income

The exact income requirement for each application is determined by the credit rating(s) of the applicant(s). On average, the monthly rental amount cannot be more than 33% of the total gross income of all leaseholders. Allowances, third party support and other income require verification. Paycheck stubs or W-2's are acceptable verification of both income and employment. The income requirement may be modified if required by federal subsidy or financing programs. If a Guarantor is required, monthly rental amount cannot equal more than 14% of the Guarantor's monthly income.

## Employment

Lease Holder(s) must present evidence of stable work history for a minimum of one year. If not employed, must present evidence of regular income. If self-employed must present income tax return from the previous year and bank statements from the previous two months. Persons who hold commission-only or base plus commissions, tips and bonuses jobs are considered self-employed. A letter of intent to hire from the employer should be provided if employment has not yet begun.

## Cosigner/Guarantor

If prospective Lease Holder(s) does/do not satisfy the income criteria, a cosigner or guarantor will be required in addition to the above additional deposit. If the prospective Lease Holder(s) is/are also fulltime students, only the guarantor will be required.

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Signature of Applicant                      Date

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Signature of Applicant                      Date

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Signature of Applicant                      Date

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Signature of Applicant                      Date

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Signature of Owner's Representative      Date

