



Rental and Occupancy Criteria Guidelines

This community uses a statistically sound credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics so all applicants are treated objectively. Your credit report contains information about you and your credit experiences including your bill-paying history, the number and type of accounts you have, late payments, collection actions, outstanding debt, rental history and the age of your accounts, to the credit performance of consumers with similar profiles. Using a statistical program, your information is compared to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent on time. Based on your credit score, your application will be either accepted, receive a low acceptance, conditional acceptance or be declined. If your application is denied or accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us.

Occupancy Guidelines: No more than two individuals per bedroom plus one may occupy an apartment.

If the result of the screening returns with a Fraud warning for Identity, Address or Social Security Number additional documentation will be required. This is a requirement per the federal FACT (Fair and Accurate Credit Transactions) Act, Red Flag Regulation and to help protect your identity.

If the results of the screening are returned as "Low Accept", "Conditional Accept" or "Refer", applicants must comply with the following income requirements:

Prior to move-in, income must be verified by providing documents such as: Pay stubs covering 2 recent pay periods, court ordered spousal or child support, prior year's W-2, Social Security, GI benefits, pensions, disability income, trust income, dividend income, or other sources of regular income.

Income received annually will be averaged over 12 months. Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Gross monthly income of combined applicants must be 2.5 times the scheduled rent of the apartment being leased. If unemployed or retired, proof of income / assets should be provided, and must be equal to or greater than 3 times the contractual amount of the lease term.

"Low Accept" will pay amount equal to ½ month's rent as an additional deposit in addition to the regular security deposit.

"Conditional Accept" will pay amount equal to one month's rent as an additional deposit in addition to the regular security deposit.

"Refer" will pay amount equal to one month's rent as an additional deposit in addition to the regular security deposit or a guarantor is required. Guarantor also has full financial responsibility for lease. Guarantor must apply and be qualified as an "Accept". Guarantor's gross monthly income must be **Five (5) times the scheduled rent** of the apartment being leased.

A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 48 months. The application will be declined for any of the following reported criminal related reasons that have occurred within the seven (7) years prior to the application date. Terrorist and sexually related crimes have no time limit:

- Any terrorist related conviction, no time limit;
- Any felony conviction for the sale or manufacture of an illegal drug;
- Any felony conviction for theft, fraud, firearms violations, or crimes resulting in personal injury or property damage;
- Any felony or misdemeanor conviction for a sexual offense, no time limit;
- Any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication";
- Active status on probation or parole resulting from any of the above.

Reasons that could result in a declined application include, but are not limited to: bankruptcy, insufficient income, unpaid judgements, eviction, outstanding rent debt, home foreclosure, household size exceeding occupancy limits, and falsification of the application information.