



GENERAL REQUIREMENTS FOR RESIDENCY

True Property Management

AGE	<p>All applicants must be at least eighteen (18) years of age or older.</p> <p>Any and all adults must complete a rental application, be listed on the lease as a resident and have full liability to fulfill all terms and conditions of the lease.</p>				
INCOME	<p>All applicants must provide verifiable current employment of gross combined monthly income of at least three (3) times the rental rate. In the event that the applicant has been at his or her current job for a period of six (6) months or less, then the applicant must provide verification of prior employment. Should that applicant be self-employed, he or she must then provide a copy of the previous year's tax return. Additional documentation for self-employed persons may be requested as necessary</p> <p><i>*In the event that credit and rental history are both positive, three (3) times the rent may be allowed with a higher deposit. Approval will be required by regional manager for this exception.*</i></p>				
RENTAL HISTORY	<p>Applicant must have a verifiable rental reference of twelve (12) months or more with a lease term fulfilled and a copy of the thirty (30) day written notice to vacate current or previous address provided. Applicant must not have more than four (4) late payments and/or non-sufficient fund (NSF) checks in one (1) year of residency. Any applicant with questionable rental history or a prior eviction may be subject to denial of application.</p>				
CRIMINAL HISTORY	<p>Applicants that have a felony will be reviewed by a case by case basis as required by HUD (Department of Housing and Urban Development), offense will be compared against health and safety risks for staff, neighbors, and the property as a whole. Any felonious crime, drug related crime, violent crime, sexual crime, or other criminal conviction may be denied at the discretion of management based on the nature and severity of the crime. If applicant is found to have pending criminal charge that may result in conviction of felonious crime, drug related crime, violent crime or sexual crime and applicant meets all other General Requirements for Residency, the approval or disapproval of such application will be postponed until outcome of the pending charge(s) has been Determined. It is the responsibility of the applicant to inform management when the outcome of pending charge(s) has been determined. If the charge(s) remains pending more than 30 days from original application date, the applicant will have to submit an entirely new application for consideration.</p>				
CREDIT	<p>Applicant credit reports must be in good and acceptable standing. Flexibility may be granted regarding medical expenses. Applicant must be able to secure utilities in their own name(s), Bankruptcies must be discharged and may require an additional deposit. A single-occurrence eviction must be paid off in full and for monetary issues ONLY and may also require an additional deposit. Multiple evictions even with balances paid in full may be denied. Evictions for any other reason other than non-payment of rent, or evictions that still currently owe a balance to the complex may not be accepted.</p>				
ROOMMATES	<p>Each roommate must qualify individually.</p>				
CO-SIGNERS	<p>A Lease Co-Signer may be accepted on behalf of full-time students and for a person(s) with limited or no prior rental or credit history. A Lease Co-Signer must complete an application and pay an application fee. Lease Co-Signer must meet all requirements for residency an additional income requirement, Co-Signer's income must meet or exceed five (5) times the rental amount.</p>				
OCCUPANCY LIMITS	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Studio : Two (2) Occupants Maximum</td> <td style="width: 50%;">Two Bedroom : Five (5) Occupants Maximum</td> </tr> <tr> <td>One Bedroom : Three (3) Occupants Maximum</td> <td>Three Bedroom : Seven (7) Occupants Maximum</td> </tr> </table>	Studio : Two (2) Occupants Maximum	Two Bedroom : Five (5) Occupants Maximum	One Bedroom : Three (3) Occupants Maximum	Three Bedroom : Seven (7) Occupants Maximum
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<p><i>(Requirements for Residency may vary if under any housing program regulations or based on property)</i></p>					

Applicant's Signature

Applicant's Signature

Printed Name: _____

Printed Name: _____