



The Howe Qualifying Criteria

A rental application must be processed on all prospective residents 18 years of age or older, and a non-refundable application fee paid for each applicant. All prospective residents will be qualified on the following three (3) criteria:

INCOME: Gross monthly income per apartment must meet the following criteria.

- The gross monthly income per apartment must be a minimum of two and a half times the monthly rental amount.
- Other verifiable funds equaling two and a half times the total amount of rent due for the applicable lease term.
- Verifiable income includes income confirmed by employer, trust officer, tax returns, or other satisfactory documentation as required.
- In the event an applicant is not able to produce verifiable income the applicant must obtain a fully qualified Guarantor. An additional security deposit will NOT be offered in lieu of a Guarantor in circumstances where the applicant is not able to produce any verifiable income.

RESIDENCY:

- Must have a minimum of one (1) year verifiable rental history within the last three (3) years or proof of home ownership.
- No more than four (4) late payments in a 12-month period.
- No more than two (2) NSF's in a 12-month period.
- Applicants with no previous rental history or rental history less than the required period may be required to pay an additional security deposit.

CREDIT:

- Credit scores will be based on overall credit worthiness; including acceptable account ratios.
- Medical, dental, student loans and paid collection accounts will be excluded from the credit calculation.
- In order to obtain a credit report, every applicant must show proof of a valid social security number and corresponding United States or state-issued photo identification; OR a valid and verifiable visa establishing that applicant is legally permitted to reside in the United States.

If an applicant fails to meet any of the above three (3) criteria, he/she may be asked to pay an additional security deposit up to but not exceeding 1 1/2 times the monthly rent or they may be given the option of obtaining a Guarantor. If all three criteria are met, the application will be approved with a regular deposit.

GUARANTOR: In order for a Guarantor to qualify they must meet three (3) criteria qualifications. *Verifiable Residency *Income equal to three times the monthly rent *75% positive credit history

APPLICANTS WILL BE DENIED FOR THE FOLLOWING REASONS:

- Prior or pending eviction with unresolved judgment and/or any outstanding monies owed to an apartment community or landlord within the last three (3) years.
- Unpaid housing debt or eviction from an Adams Craig community within any timeframe.
- One unpaid housing debt within the last three (3) years.
- Rental history of non-compliance issues that resulted in non-renewal or eviction within the last three (3) years.
- Pending or unresolved bankruptcy.
- Conviction of applicant/occupant related to homicide, methamphetamine productions and distribution, or sex crimes subject to lifetime registration.
- Falsification of information on the application.
- No verifiable income and unable or unwilling to obtain a fully qualified Guarantor.

APPLICANTS MAY BE DENIED FOR THE FOLLOWING REASONS: Conviction of applicant/occupant related to harm caused to a person or property, including but not limited to: arson, assault, intimidation, drug-related offenses, theft, dishonesty, weapons, violence, children, gangs, prostitution, or related violations.

OCCUPANCY STANDARDS: must not exceed designated allowance per floorplan: 5 persons in a 2 bedroom/1or 2 bath, 7 persons in a 3 bedroom/2 bath.

Equal Opportunity Housing: Adams Craig Acquisitions, LLC is fully committed to equal housing opportunities. We do not discriminate against anyone based on race, religion, color, sex, handicap, familial status, and national origin, as stated in the Federal Fair Housing Law.

I have read and understand the Qualifying Criteria of this community. I understand that I am paying a non-refundable application fee that will not be returned to me for any reason.

Applicant Signature Date

Representative of Management Date

