



Resident Qualifying Criteria

****This Community Will Not Discriminate Against Any Person Based On Race, Color, Religion, Sex, National Origin, Disability, Or Family Status.***

Occupancy Guidelines: No more than two individuals per bedroom may occupy an apartment unit, plus one infant up to the age of 24 months at the time the lease is signed.

Age Requirement: Lease holder(s) must be 18 years or older. All occupants 18 years or older will be required to complete an application (even if living with a parent or guardian). *A child under the age of 24 months at the time of rental application or lease renewal will not be included in the max # of occupants. Once a child reaches the age of 25 months, the leaseholder will be required to either transfer to another unit to adhere to the occupancy guidelines and pay appropriate fees related to the transfer or vacate the apartment with property notice requirements and any fees related to lease termination.

Qualification Guidelines: Each person over the age of 18 must fill out an application and is considered to be an applicant. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Income plus verified credit history will be entered into a credit scoring system, which determines both rental eligibility and security deposit level. Criminal history will be verified and must meet the standards outlined below in order to be eligible to rent. Each applicant's criminal status will be individually evaluated; leaseholders' income and credit will be combined.

Income Requirement: The *gross* monthly income of all lease holders will be considered jointly, and must equal three (3) times the rental amount on the apartment. All income must be verifiable.

Employment Verification:

- a.) Lease holder(s) must be currently employed and provide written evidence of regular income sufficient to three (3) times the rental amount on the apartment, for the lease term.
- b.) **Self Employment:** Must provide the previous year's personal income tax return and/or the previous three months personal bank statements as evidence of sufficient income.
- c.) **Commission/Tip Employment:** Person who holds jobs that are commission only, base salary plus commissions, tips or bonuses will be considered self-employed and must submit the same proof of income as listed above.

Residency: Up to one (1) year residency history will be reviewed and must exhibit no derogatory references. Any debt owed to an apartment community must be paid off before an applicant can be approved.

Credit Requirements: The credit history will be reviewed and must exhibit no derogatory references. Any debt owed to an apartment community must be paid off before an applicant can be approved.

Bankruptcy: If older than two (2) years will not result in automatic denial of application, unless a housing debt is included. If fewer than two (2) years old, could result in denial or additional deposit. A pending bankruptcy will result in denial.

Animals: All animals are subject to management approval and community policy. 404 Border will allow pets up to 50 lbs. full grown. No puppies will be permitted without vet's documentation of size when full grown. Maximum two (2) pets per apartment. A picture of the pet will be required. No aggressive breeds or aggressive breed mix will be permitted.

Pet deposit fees/deposits are as follows:

- \$200.00 per pet (refundable fee)
- \$300.00 per pet (non-refundable fee)
- \$25.00 per month per pet

Application Fee: A \$50.00 non-refundable application fee is required per applicant.

Criminal History: A person with a known felony conviction, or a pending felony or applicable misdemeanor charge that has not yet been resolved, will **not** be accepted. Person(s) must exhibit no criminal convictions involving violence, firearms, illegal drugs, theft, crime involving the theft or destruction of property, or any crime involving a minor. Person(s) who have received deferred adjudication of a felony involving these crimes will **not** be accepted. Person(s) convicted of a misdemeanor or have received D.A. will **not** be considered if the offense is sexual in nature involves a minor, crimes of violence, stalking, public lewdness and indecent exposure or involves weapons.

Required ID: Two forms of Government issued I.D. are required at least one must provide a photo. Temporary citizenship with Passport and/or other forms, will be required to fill out a non-resident TAA form, and will have to provide additional deposit and/or fees.

Renter Insurance: Proof of Renter's Insurance is part of the property qualifying criteria to live at the community.

ADDITIONAL POSSIBILITIES FOR APPROVAL

A cosigner/ guarantor may be required for:

- a.) Applicants who are first time renters
- b.) Applicants who do not provide sufficient income to meet income requirements

Guarantors must have a gross monthly income of at least five (5) times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement.

Application will not be considered until the Application has been fully executed and returned, and all applicable application deposits and fees have been paid. I have read and understand the entire resident screening policy of this community.

Thank you for considering 404 Border as your new home. By signing this form you acknowledge that you are fully aware of the rental criteria for 404 Border Apartments.

Applicant Signature: _____ **Date:** _____

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Applicant Signature: _____ **Date:** _____

Applicant Signature: _____ **Date:** _____