

Residential Occupancy Standards

We are pledged to the policy for the achievement of equal housing opportunity. We encourage and support policies where there are no barriers to securing housing because of race, color, religion, sex, handicap, familial status or national origin.

All residents must comply with the following prior to occupancy:

- All applicants must be of legal age.
- All applications are subject to a criminal background check and must give permission for a credit inquiry. US Citizens must provide a social security number.
- We prefer that each applicant have at least three creditors indicating good credit.
- No more than \$500 in collections within the past two years.
- No outstanding judgments within the last three years. Applicant must have established favorable, current credit.
- No more than 1 delinquent account totaling no more than \$200. Applicant must have established favorable, current credit.
- Bankruptcy must be at least 1 year old and a copy of the discharge to debtors is required.
- No felony background. No drug offense within the last two years. Applicants currently on probation would result in a denied application.
- We prefer that each applicant have at least one year of verifiable rental history or home ownership, with a satisfactory rating. Rental history should not exceed 2 late payments and 1 NSF check. (The lack of rental history could require additional deposit or result in a denied application).
- We prefer that each applicant have at least 6 months of verifiable employment. If not, then 1-year previous employment.
- Have a gross annual income of at least 3 times the monthly rent.
- No prior evictions or skips. Any applicant that has been the defendant in an eviction proceeding, or has an outstanding balance owed to another apartment community, will not be approved.
- If applicant's a student who does not meet the financial, employment and/or rental history qualifying standards, a guarantor would be acceptable. Please see "Guarantor Qualifying Standards".
- Persons from countries other than the USA must provide a Visa, Passport, or other legal documentation. Additional deposit or rent may be required.
- One occupant per bedroom suite, with exception to a pregnant woman.
- No recreational vehicles, boats, or trailers.
- No pet(s).
- A maximum of 1 vehicle per bedroom suite.

Co-Signors will only be accepted with Managements approval for those applicants lacking rental, credit and employment history.

Effective 01/01/2008

Last Change Date: 05/21/2008

Guarantor Qualifying Standards

- We prefer the Co-signor to have at least 5 creditors indicating good credit.
- Co-signor must be of legal age, a U.S. citizen, and provide verification of state issued drivers license (or ID card) and social security number.
- Co-signor application subject to credit inquiry and income verification.
- Income must be at least 5 times the monthly rent.
- We prefer 12 months of verifiable employment. If not, then 2 years of previous employment.
- We prefer co-signor to have at least 2 years of verifiable rental or home ownership, with a satisfactory rating. Payment history should not exceed 2 late payments or 1 NSF check.
- Bankruptcy must be at least 2 years old and a copy of discharge to debtors is required. At least 5 re-established creditors indicating good credit are required.
- No outstanding judgments within the last 5 years. Co-signor must have established favorable, current credit.
- No more than 2 delinquent accounts totaling no more than \$500.00. Co-signor must have established favorable, current credit.
- No more than \$500 in collection in the past 2 years.

Co-signors are liable for the lease, but are not considered an occupant of the bedroom suite.