



RENTAL QUALIFICATION STANDARDS

Equal Housing

This community does not discriminate on the basis of race, color, sex, religion, disability, familial status, sexual orientation, national origin, or any other protected class.

Identification

All visitors must present a valid government issued photo identification card in order to view the community.

Occupancy Guidelines

1 Bedroom 3 occupants maximum
2 Bedroom 5 occupants maximum

Rental Application

Each person that will live in the apartment who is 18 years or older must complete a Rental Application and sign the Lease/Rental Agreement. The Rental Application of any person 18 years or older who can be claimed as a dependent on the Primary Applicant's tax return will be kept on file and not processed for the purpose of qualifying (unless requested by the Applicant).

Qualifying Standards

Income: Applicants must have a gross income source that can be verified and is at least 2.75 times the monthly rent of the apartment being leased. Acceptable forms of income verification are two current, consecutive pay stubs that are computer generated or the three most recent bank statements. For applicants who do not meet the monthly income requirement proof of bank account balance equal to two (2) times the lease term is acceptable or a guarantor may be used.

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, proper notice to vacate, and no damages is expected. Any record of Unlawful Detainer/Eviction action will result in automatic denial of the Rental Application. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit-reporting agency that provided the credit information, as required by the FCRA. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit-reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.

Identity: Identity verification is required at time of application. Please be prepared to show your government issued photo identification card as well as original U.S. social security card. Applicants without a U.S. social security card/number will be subject to an increased security deposit.

Criminal Background Check: A criminal background check may be used as part of the qualifying criteria at this community. An applicant will automatically be denied in the event they have ever been convicted of a felony involving a physical crime against a person or persons, or another person's property.

Guarantors/Increased Security Deposits

In the event a guarantor is required, he/she must complete a Rental Application and meet all of the Rental Qualification Standards. Guarantors must have a gross income source that can be verified and is at least 4 (four) times the monthly rent of the apartment being leased/rented. A guarantor will be fully responsible for the Lease/Rental Agreement if the occupying resident(s) default. Increased security deposits, of up to twice the monthly rental amount, may be required if an applicant is conditionally approved.

Evaluation

Grimmway Management Company evaluates the above information with a scoring method that weighs the indicators of future rent payment performance. For further explanations of this type of method, please refer to the Rental Application.



