

A NO SMOKING POLICY is in effect for the entire property including interior and exterior of apartment, patio, hall ways, laundry room, common areas, sidewalks, lawn and parking lot. (This Policy Is Strictly Enforced and Includes Vaporizers/ Electronic Cigarettes.)

QUALIFICATIONS GUIDE-LINES:

OCCUPANTS: Each occupant of any apartment shall be named on the lease. Each occupant over the age of 18 must submit an application and must meet the minimum qualifications specified below, as well as submit to a credit and criminal background check. Each occupant under the age of 18 must have a parent or legal guardian as one of the leasee.

EMPLOYMENT: Applicant(s) should be currently employed at least one (1) year or show a history of dependable employment. If applicant is moving to the area, they must show proof of employment beginning within 30 of the lease signing. If retired or disabled, applicant must show proof that substantiates steady/monthly income. (Full time student excluded with proof of enrollment and qualified co-signer) (Full time shall be defined as the college or university defines Full Time)

INCOME: Each applicant should have a monthly Gross income of three (3.5) times the monthly applicable rent. All applicants will be required to provide written proof that substantiates their income. Such proof will include written verification from employers and/or other income. Qualified co-signers may be accepted if the applicant has a monthly Gross income of at least (3) times the applicable rent. (Full time student excluded with proof of enrollment and qualified co-signer) (Full time shall be defined as the college or university defines Full Time)

RENTAL HISTORY: Negative rental history may disqualify a prospective resident's application.

Negative rental history is described as including, but not limited to any one of the following:

- Any late rental payments in the past twelve (12) months, NSF checks and/or any rental related debt outstanding, including payment agreements and/or judgments.
- Any evictions, either for monetary or non-monetary reasons from any residential real estate.
- Any documented breach of the lease agreement unless documentation of proven negligence on the part of the Management and/or Owner(s) of the property is provided. Breach of the lease is defined as any monetary or non-monetary violation of the lease agreement.
- Grossly unsanitary/hazardous housekeeping.
- Record of disturbance of neighbors, destruction of property, disruptive or dangerous behavior or any conduct that adversely affects the safety or welfare of others.
- Any landlord or Property Management company with a balance greater than \$1.00
- Housing of unauthorized persons
- Keeping of unauthorized pets.

If you have not previously owned a home, are not in the military services and your rental history does not include a minimum of three (3) years of rental history from a legitimate property management company, we may require a qualified co-signer.

CREDIT CHECK: Applicant must have good credit; your rental application may be declined due to a Negative Credit History.

Negative credit history is described as including, but not limited to, any of the following items.

- Any history of late or delinquent payments or outstanding balance.
- Any involuntary repossession of material or personal property.
- Any accounts under collection for non-payment.
- Any checks that have been returned for NSF.
- Any filed bankruptcy. (In the last 7 years)
- Any pending lawsuits.

CRIMINAL BACKGROUND CHECK: The rental application may be declined if in the last ten (10) years, you have been involved in criminal activity that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises.

Negative background checks are described as including, but not limited to, any of the following items:

- Conviction of a Felony
- Domestic Violence/Assault/Battery
- Drug Possession/Trafficking
- Theft/Burglary/Robbery
- Destruction of Property
- Firearms Violations
- Sexual Assault

MISCELLANEOUS:

1. A Holding Deposit is required at the time the application is conditionally approved.
2. Each Applicant 18 Years of Age or Older Must Submit to A Credit and Criminal Background Check Through Trans Union Smart Move. (This is a second party service.)
3. The maximum allowable occupants per unit is (2) individuals for 1 bedroom and (3) individuals for 2 bedroom.
4. A government issued photo ID and a second form of ID must be presented in order to verify your identity.
5. Pets must be approved by Management. The maximum size is 50 pounds fully grown. There is a \$350 non-refundable fee for **EACH** pet allowed by management and a Pet Fee \$35 per month.
6. Application Fee is \$50 per applicant.
7. If a Qualified Co-Signer is required for application approval, they must submit to a Credit Check through Trans Union Smart-Move. There is a \$50 fee for this service. The Co-Signer should meet the Credit and Employment requirement as outlined in this document and should have an annual income of 95 times the monthly applicable rent and show proof thereof.
8. Co-Signer is NOT accepted to counteract a poor credit or rental history
9. Your application may be declined if the information you provide is inconsistent or if you omit and/or misrepresent any information on the application. If the omissions/misrepresentations are found after the rental agreement is executed, your rental agreement may be terminated.