

Fat Property Rental Criteria

The Company and this community comply with all federal, state and local regulations regarding Fair Housing for all applicants and residents regardless of race, color, religion, sex, national origin, familial status or handicap.

Occupancy Standard

Two persons maximum per bedroom (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law)

Age Requirements

Lease Holders must be at least 18 years of age. All Lease Holders and Occupants age 18 years or older are required to submit an application for approval.

Credit

Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial. A prospective lease holder with no established credit history or rental history may be required provide a guarantor or an additional deposit.

Non-U.S. Citizens

All Non-U.S. citizens must complete a Supplemental Rental Application for Non-U.S. Citizen and provide copies of passports, visas, or any applicable immigration documentation and or valid government issued id.

Check Writing

Personal checks will be an accepted after the second month of move of rental. All application fees, deposits and first month rent must be paid in certified funds only.

Rental History

All applicants and occupants must have positive rental history (No rental history may require an additional deposit-based on credit). No evictions within the past 15 years or broken leases within the last 3 years with more than \$1500 owed to previous rental (higher deposit will be required and must have at least 1 year of positive current rental history since). Current (To date) positive/verifiable rental history thru management company(s) will be acceptable with an additional deposit not to exceed 1 month's rent. No private owner verification will be accepted. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application.

Criminal

Our investigation includes criminal background screening. Applications / background checks showing sex offenders will be denied or felonies involving all violent crimes against person(s), theft, involving minors, business, property charges application will be denied due to criminal convictions in the last seven years., Deferred adjudication. Traffic records are excluded from our search. Misdemeanors and none violent crimes maybe accepted with an additional deposit

Income

Any and all applicants /Lease Holders must make a minimal of 3x monthly market rent. Paycheck stubs reflecting at least 30 days of employment, or previous year's income tax return (if self-employed), and/or an offer letter of future employment, are acceptable verification of both income and employment (Additional deposits of up to 2 month may be required based on credit and/or rental history). If a Guarantor is required, they must show a monthly income of 5 times market rent.

Cosigner/Guarantor

If a prospective Lease Holder(s) does/do not satisfy the income criteria, a Guarantor may be required. If a Guarantor is required, they must show a monthly income of 5 times market rent.

Cars

All motor vehicles must have current tags, inspection stickers and be registered with the office.

All other vehicles are subject to tow for any parking violations or expired tags, inspection stickers or whose lease is expired or terminated.

Pets

If pets are allowed, an additional deposit is required, along with a non-refundable pet fee.

No exotic pets are allowed.

Dogs must be less than 40 lbs of weight and registered as a non-aggressive breed by veterinarians.

All Dogs that are deemed an aggressive breed (whether full blooded or partial) are not allowed on property at any time whether visiting or otherwise.

Examples of aggressive breeds are as follows: Rottweiler, Doberman Pinscher, Pit Bull, Chow and German Shepherd.

I understand and accept these qualifying standards and have truthfully answered all questions on my rental application or otherwise during the application process. Further, I understand that falsification or rental application information will lead to denial of rental. I give the Apartments or its Agents permission to verify all information on the Application, including criminal history, credit history, residency, employment, and all other information. Applicant hereby authorized the Owner or the Owner's managing agent to obtain and herby instructs any consumer reporting agency designated by Owner or Owner's managing agent to use such consumer report in attempting to collect any amount due and owing under the rental application, the lease (to be executed after the rental application is approved) or for any other permissible purpose.

Any changes to the lease term, move in date or apartment home selected may result in an adjusted rental rate and/or deposit required.

If applicable, the income requirements must be met for the new rental rate.

Signature of Applicant Date Signature of Applicant Date

Signature of Applicant Date Signature of Applicant Date

Signature of Owner's Representative Date

