

RESIDENT SCREENING/OCCUPANCY STANDARDS

These are the standardized screening/occupancy standards, which will be enforced on a uniform basis with all residents.

We are a fair housing provider. We do not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry, and sexual or affectional orientation.

1. **HOUSING APPLICATION FEE:** All prospective residents must complete a rental application.

Cost of the application:

- **\$48 non-refundable application fee per adult.**

NOTE: Each applicant 18 years and over needs to fill out a separate application and must pay the required fee.

2. **INCOME:** Income from all sources must be sufficient to pay the applicant's rent and other predictable living expense. To be counted as household income, amounts must be verifiable, reliable, and predictable. For applications that do not meet our screening criteria due to insufficient income, lack of credit or poor credit, or first time renters or persons who have recently moved to this country and do not have a prior or verifiable housing history, we may consider an exception with the payment of a higher deposit or payment of first and last months' rent, all remedies considered.
3. **HOUSING HISTORY:** Applicants must have a positive housing history. We require the name and last known telephone number of each landlord/property manager/mortgage or contract for deed payee for each address you have had for the last two years. Roommate references are not acceptable. A positive housing history is one of the most important things considered in screening an application. The refusal of a prior landlord to give a reference, or a negative reference, may be grounds for rejection. In the case of first time renters, young people, or students, this requirement may be varied subject to additional requirements of management.
4. **CRIMINAL HISTORY:** Applicants who have a criminal history may be rejected.
5. **CREDIT:** A positive credit history is required. An adverse bank or credit reference, high debt, past due or dishonored debt, or the absence of a credit history may be grounds for rejection.
6. **BUSINESS RELATIONSHIP:** The relationship between a landlord and tenant is a business relationship. A courteous and business like attitude is required from both parties. We reserve the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, is argumentative, or in general displays an attitude at the time of the unit showing and application process that causes management to believe we would not have a positive business relationship.
6. **OCCUPANCY LIMITS:** Maximum of 2 people per bedroom.
7. **IDENTIFICATION:** Each applicant 18 years and over must provide a government-issued photo ID.