

# Rental Application Criteria

Blair House Apartments - Stratford House Apartments

Welcome to our community. In order to reside in our community, we require each applicant **and** each adult occupant to meet certain rental criteria. Before you complete a rental application, we encourage you to review these requirements to determine if you are eligible. **All** questions must be fully answered on the application and signed front and back. You may cancel your application within 24 hours of submission and receive a refund of your deposit. After 24 hours you will forfeit all deposit funds.

Please note that these are our current rental criteria, and nothing in these requirements shall constitute a representation by us that all residents and occupants meet these current criteria. Our ability to verify these requirements is limited to the information we receive from various resident reporting services.

Each adult applicant (age 18) must complete a separate application and pay a processing fee. Couples may submit a joint application and pay a joint processing fee.

Our application approval criteria consider factors such as income, rental and criminal history, and overall credit history to evaluate creditworthiness. If there is limited credit history available, an increased deposit, up to a month's rent, may be required.

- A. **INCOME** – We must be able to verify that your gross monthly income is at least three times the monthly rental on the apartment you select.
- B. **RENTAL HISTORY** – (1) Six months satisfactory rental history or proof of home ownership may be verified for each applicant. (2) Prior eviction or breach of lease agreement for any prospective resident or occupant will cause rejection. If a first time renter, we may require a deposit equal to one month's rent and/or a Lease Guarantor.
- C. **OCCUPANCY GUIDELINES** – Every occupant must be listed on the Lease Contract. There are no exceptions to this requirement, and unauthorized occupants constitute violation of the lease.

A family may occupy an apartment if the family does not exceed two persons per bedroom, plus a child who is less than twelve months old and who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than twelve months old at the time of rental application, and residents whose newborn has reached twelve months of age during the lease term may be required, at that time, to either: (1) move to another unit that has more bedrooms; or (2) move out. Rent for the larger unit will be at the market rate on the date of the application.

For the purposes of this occupancy policy a "family" shall consist of the following persons: one or more individuals (who have not attained the age of 18 years) being domiciled with: (1) a parent or other person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

- D. **CRIMINAL HISTORY** – Adult occupants are checked for criminal history. No prospective residents or occupants can have criminal history involving felony convictions, or deferred adjudication for a felony. (This requirement does not make a representation that residents or occupants currently residing in our community meet the same criteria.)
- E. **LEASE GUARANTORS** must submit a Lease Contract Guarantee, application fee, and meet all rental criteria.
- F. **APPLICATION APPROVAL STATUS** – The approval process begins only when we have received completed applications from all applicants and occupants. The three outcomes from the approval process are: accepted, conditional acceptance, or denied. Additional information or deposits may be required if an applicant is conditionally accepted. You (and any guarantor if applicable) acknowledge that an investigative consumer report including information as to character, general reputation, personal characteristics and mode of living, whichever are applicable, and that any person on which an investigative consumer report will be made has the right to request a complete and accurate disclosure of the nature and scope of the investigation requested and also has the right to request a written summary of the persons rights under The Fair Credit Reporting Act.

This company and this community does not discriminate on the basis of race, color, religion, sex, national origin, handicap, or familial status. You (and any guarantor if applicable) hereby authorize us or our agents to obtain a consumer report and criminal record on each applicant and obtain and verify each applicant credit and employment information for the purpose of determining whether to lease an apartment. You also hereby instruct any consumer reporting agency designated by us or our agents to furnish a consumer report under The Fair Credit Reporting Act to us or our agents, and to use such consumer report in attempting to collect any amounts due and owing under the Application, Guaranty Agreement, or Lease, or for any other permissible purpose. You also agree that owner or owner's agents may obtain additional consumer and criminal record reports on each occupant in the future to update or review our account. Our company privacy policy is attached and explains our policies pertaining to the personal information you are required to provide on the rental application, and other personal information we may acquire before and during your occupancy. Please review our privacy policy before signing this form and completing an application.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Property Representative

Applicant  
Rev. 5/01/08

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time