

THE ESTATES AT LEGENDS

RENTAL QUALIFICATION STANDARDS

The Estates at Legends does business in accordance with the Fair Housing Act. We provide equal housing and service for all people regardless of race, color, religion, sex, national origin, handicap or familial status.

Occupancy Guidelines:

No more than Two (2) Individuals per bedroom may occupy an apartment unit, plus one infant up to the age of 18 Months at the time the lease is signed.

Qualification Guidelines:

All Leaseholders must be at least 18 years of age at the time of the lease signing. All non-dependent lease holders or occupants that are 18 years of age or older must fill out an application and are considered to be applicants and leaseholder unless dependency status can be verified. All non-dependent or dependent leaseholders and occupants or legal age must fill out an application for a criminal background to be conducted. All information provided must be accurate and complete, as well as verifiable. All verified information is entered into a scoring system that determines rental eligibility, as well as security deposit level. Each applicant's credit, criminal, and employment information will be individually scored with leaseholders income combined for scoring.

Credit Worthiness:

A credit report will be secured for all leaseholders to verify account credit ratings. The results will be put into a scoring model to determine applicant eligibility to rent and security deposit level. Unfavorable accounts which will negatively influence the score include, but are not limited to collections, charge offs, repossessions and current delinquency.

Income – Employment

Gross annual income will be verified for all the leaseholders using either a payroll check stub that is to be no older than 30 Days, Federal W-2 Statement, or notarized letter from the employer. Annual rent as a percent of leaseholder(s) annual income will be calculated and the amount cannot exceed 35%. Additional sources of income may be considered. If self employed or primarily commission based, a copy of the previous Two (2) years tax return will be required.

Criminal History:

A search will be conducted for each applicant's criminal history. A criminal background check will be run for all the addresses at which the applicants have resided over the past 24 months. The application will be rejected for any of the following criminal related reasons that have occurred within ten years prior to the application date:

- Felony Conviction
- Terrorist Related Conviction
- Illegal Drug Related Conviction
- Prostitution Related Conviction
- Sex Related Conviction
- Misdemeanor Conviction involving crime against persons or property
- Any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication"
- Active Status on Probation or Parole resulting from any of the above

Reasons for not approving an application include, but are not limited to: bankruptcy within the past Two (2) years, insufficient income, unpaid judgments, eviction, outstanding rent debt, criminal record, household size exceeding occupancy limits, and falsification of the applicant information.

Initial(s): _____

