



## APARTMENT RENTAL CRITERIA

FHR Residential does not discriminate against any person based on race, color, religion, gender, national origin, familial status or disability. The Rental Criteria below explains the policies of this community with regard to standards that must be met by each applicant in order to be approved for residency.

### Age:

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay any and all applicable fees.

### Identity Verification:

All applicants are required to show a valid, non-expired driver's license or government issued photo identification.

### Credit History:

Your credit history will be verified by a third party verification company. Management will receive a credit recommendation based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit recommendation, the application will be accepted, denied or accepted with conditions.

- **Accepted:** The applicant will be accepted with the standard deposits and fees.
- **Denied:** Application will not be accepted. Applicant will be provided with contact information for the consumer reporting agencies that provided the consumer information.
- **Accepted with Conditions:** The applicant may pay an additional refundable deposit equal to one month's rent, or use a Qualified Co-Signer\*.

\*Co-Signer must pass credit check and have verifiable gross income equal to or greater than 4 times rent amount.

### Income Verification:

Written verification of income in an amount equal to 2.5 times the monthly rent per household will be required by one of the following:

- Pay stubs within the past 30 days
- Bank statements showing recurring pay deposits.
- Previous Year Income Tax Return Prepared by a Professional Tax Accountant
- Letter from employer on company letterhead verifying current income and employment.
- Applicants with NO EMPLOYMENT must provide proof of bank balance equal to or greater than 6 months of rent and post a Refundable Deposit equal to 1 month's rent, **or** apply with a qualified and approved co-signer.

### Applicants Without A Social Security Number:

If the applicant has no social security number, the following will be required:

- Proof of foreign citizenship (passport, work visa, etc.)
- A Refundable Deposit equal to 1 month's rent
- **Additionally, written verification of income in an amount equal to 2.5 times the monthly rent per household will be required by one of the following means:**
- Bank statements showing recurring pay deposits.
- OR Previous Year Income Tax Return Prepared by a Professional Tax Accountant
- OR Proof of Bank Balance equal or greater than 6 months of rent.
- OR a qualified and approved co-signer

### Residence Verification:

Management reserves the right to verify residence history for the last 2 years. If unable to verify any portion of your residency, a refundable deposit of one month's rent is due, or a qualified and approved co-signer will need to be added. **Management reserves the right to decline an application based upon unfavorable report(s) from prior landlords.**



**Maximum Occupancy Standards**

- Efficiency/Studio Two persons
- One Bedroom/One Bath Three persons
- One Bedroom/One Bath/Loft Four persons
- Two Bedroom/One Bath Five persons
- Two Bedroom/Two Bath Five persons
- Three Bedroom/Two Bath Seven persons

**Application costs**

	<u>One Bd</u>	<u>Two Bd</u>	<u>Three Bd</u>
• Application Fee	\$ 45.00	\$ 45.00	\$ 45.00
• Refundable Deposit	\$125.00	\$150.00	\$200.00
• Non-Refundable Fee	\$125.00	\$150.00	\$200.00

**Pet\* Criteria and Deposits**

- A dog or cat is considered a pet
- Residents must sign Pet Agreement Form
- A veterinarian certificate must be provided verifying the pet’s breed and current vaccinations.
- Pet Deposits and fees:
 

1 <sup>st</sup> Pet	\$100.00 refundable pet deposit	\$150.00 non-refundable pet fee
2 <sup>nd</sup> Pet	\$ 75.00 refundable pet deposit	\$ 75.00 non-refundable pet fee
- \$10 monthly pet rent, per pet.
- A maximum of two animals per apartment.
- Aggressive breeds are not permitted (see pet addendum).
- We do not allow Ferrets as pets.
- Pet weight not to exceed 25 lbs at adult age.
- **\* Assistive Animals are not pets and are not subject to the above criteria.**

**Automatic Denial.**

- Applicants will automatically be denied residency if:
- Convicted of, or currently charged with a felony prior to or during occupancy, misdemeanors involving violent crimes, property damage, and/or the manufacturing and/or distribution of an illegal controlled substance.
  - Registered sex offender(s).
  - There is a falsification on any information entered on the application.
  - The applicant has been evicted from any other residence within the past 5 years.
  - Convicted of one or more crimes (misdemeanor or felony) of types too numerous to list.

**Renter’s Insurance**

Obtaining renter’s insurance is strongly encouraged to protect personal property. Applicant is advised to provide management a copy of renter’s insurance at time of move in.

Please sign and return with the completed application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

