

It is the community's Policy to actively pursue and offer equal housing for all persons regardless of race, color, religion, sex, national origin, handicap, or familial status.

Policies:

1. Identification: All applicants must have a Government Issued photo ID.

2. Non-citizens: Applicants who are citizens of another country must provide (1) a passport; (2) the INS document that entitles the applicant to be in the United States; and (3) proof of employment in this country. This community may ask to make a photocopy of any of the applicant's INS documents, passport, and Visa. In addition, for applicants who do not have credit history in this country and/or guarantor, this community will accept in lieu of the credit/guarantor requirements an additional deposit equal one month's market rent, unless otherwise expressed in writing by management.

3. Legal Age: All applicants leasing an apartment must be of legal age to sign a contract. Applicants must be 18 years or older or an emancipated minor. An emancipated minor is a person less than 18 years of age who is or has been married, or on active military duty, or has an emancipation order.

4. Criminal History: It is the community's policy to review an applicant's past criminal history as there is a legitimate concern about the health, safety, and/or comfort of other residents and employees, as well as a legitimate concern regarding the potential risk for property damage. Criminal history only refers to criminal convictions, which includes deferred adjudication and/or pretrial diversion. Generally, factors including, but not limited to the following, will be considered when reviewing the applicant's criminal conviction(s): nature and severity of crime; when the crime was committed; and whether the type of criminal conduct is a concern to the legitimate interests of the property or owner of the property under management.

Generally, applicants with the following criminal convictions will be excluded from residency at this apartment community: (1) murder; (2) arson; (3) any felony relating to the manufacture or sale of illegal drugs, including controlled substances; and (4) any sex-related crime requiring applicant's present registry as a sex offender under the State's Sex Offender programs. Notwithstanding the above, it is the policy of the community to review the foregoing factors regarding Applicant's criminal conviction(s), as well as consider any evidence of mitigation provided by Applicant.

Applicant shall not be rejected solely based upon an arrest or charge that is not, yet a criminal conviction as defined above. Applicants with pending criminal litigation who are subsequently convicted, given deferred adjudication, or given pretrial diversion, for any of the crimes including, but not limited to, those provided above, during the term of any prospective lease, may be in default of their rental agreement and may be required to vacate the premises.

When applicants have not lived in this state for at least 12 months prior to application date, we will endeavor to check criminal history for the previous states of residence over the past 7 years. Please note that this requirement does not constitute a guarantee that residents or occupants currently residing in our community have not been charged with or convicted of a felony or deferred adjudication for a felony or misdemeanor crime against a person or property. There may be residents or occupants that have resided in our community prior to this requirement going into effect. Additionally, our ability to verify this information is limited to the information made available to us by the resident credit reporting services and other third-party resources.

5. Income: All applications must have a verifiable source of income in gross amount of no less than (3) times the market rental rate.

- Income must be verifiable by Human Resources or two last current check stubs with YTD earnings listed. If employer verification is not available or is not in an acceptable form, last year's income tax return will be required. Alimony, child support, and other inconsistent wages (tips, commissions, etc.) will require notarized verification. A co-signer may be permitted if income is insufficient. (See #13)

6. Employment: All applicants are required to be on the current job for at least 6 months.

- If not, prior work history will be required.

7. Rental History: All applicants are required to have at least 6 months' rental history. Previous rental history must be satisfactory (rent paid on time, proper notice given, lease obligation fulfilled, apartment left in good condition, and no evictions).

- First-time renters will be accepted if applicants agree to pre-pay an additional deposit equal to one month's rent and all other qualifying criteria is met or first time-renters may have an option to have a co-signer acceptance (See #13).

8. Credit History: Established retail credit rating in good standing. Note: Co-signers will be permitted if there is no credit history; however, will NOT be permitted if credit history is unfavorable. Bankruptcies over two years old will be accepted with current good credit. Foreclosures will be accepted if over two years old and with good credit since foreclosure.

9. Maximum Occupancy per Apartment:

Unit Type	Occupants
1 Bedroom	2 + Infant 6 mos. or younger
2 Bedroom	4 + Infant 6 mos. or younger
3 Bedroom	6 + Infant 6 mos. or younger
4 Bedroom	8 + Infant 6 mos. or younger

10. Vehicle Regulations: Recreational or commercial vehicles are not allowed unless such an area has been designated by Management. Parking space is limited, therefore, the number of vehicles per apartment is limited to 2.

11. Pet Regulations: No more than 2 pets will be permitted per apartment. Aggressive dogs will not be permitted. The following is a list of breeds deemed aggressive. If your animal is a mix, documentation is required stating the animal is not over 30% of the following restricted breeds. Additional breeds may be added if deemed necessary. Additionally, pet interviews/photos may be required at any time.

OWNERS ARE RESPONSIBLE FOR THEIR PETS AT ALL TIMES.

Restricted Breeds: Akita; Airedale Terrier; American Bulldog; American Pit Bull/Bull Terrier; American Staffordshire Terrier; Bouvier des Flandres; Briard; Bull Mastiff; Chow; Doberman; German Shepherd; Giant and Standard Schnauzer; Rottweiler

12. Service Animals: Are permitted with proper documentation, without regard to breed. Certification as to need must be provided by a medical doctor or a licensed psychologist. All animals must abide by community rules unless there is a documented reason they cannot.

OWNERS ARE RESPONSIBLE FOR THEIR SERVICE ANIMALS AT ALL TIMES AND ARE LIABLE FOR ANY DAMAGE OR INJURY CAUSED BY THE ANIMAL.

13. Co-signer Acceptance: An applicant may be eligible for residency with a co-signer only under the conditions.

- The co-signer must meet the entire qualifying criteria as presented in the Residential Rental Criteria.
- The co-signer may NOT be used due to an unfavorable credit rating.
- The co-signer must submit an application and pay an application processing fee.
- The co-signer must reside in the same state where the community is located.
- The co-signer is required to sign all legal forms including a Co-signer Guarantee form and will be listed on the lease.

14. Falsification: Any falsification of information on the application automatically disqualifies the applicant or occupant and will result in retention of any and all application, administration, and security deposits.