



Equal Housing: This community does not discriminate on the basis of race, color, age, sex, religion, handicap, familial status, sexual orientation, national origin or gender identity.

Identification: All applicants must present a current photo ID issued by a state or government authority (State Issued Driver's License, State Issued Photo Identification Card, Current Passport, Current Military ID Card, or VISA issued by the US Immigration and Naturalization Services). A copy of all applicants photo ID's will be made and retained at time of applying and moving in.

Occupancy: Roommates - 2 persons per bedroom only. A maximum of two persons per bedroom per apartment home. Whenever the addition of one or more minors to the household causes it to exceed the occupancy standards, the household may remain in the unit through the end of the current lease or up to twelve (12) months, whichever is greater. At that time, the household must move to a larger unit or, if none is available, will have to move from the property. Example: Studio = 1 person; 1 bed = 2 persons; 2 bed = 4 persons 3 bed = 6 persons

Rental History: Up to 2 years/24 months of rental and/or mortgage history may be verified on the present and previous residences. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, Legal Complaints, Foreclosure or Money left Owing to a Landlord, Financial Institute, Bank, Mortgage Company within five (5) years of application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

Income: Applicants must have verifiable sources of income. Household gross income must equal at least three (3) times the amount of rent. Acceptable income verification required may include pay stubs for eight (8) consecutive weeks, a signed offer/intent letter from the employer, a Landmark Communities income verification form filled out by employer, the most recent W2, or proof of assets equal to three (3) times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retirees (must provide documentation of ability to pay rent). Students must provide proof of financial aid or obtain an approved Lease Guarantor.

Co-Signers/Lease Guarantors: This community may or may not permit co-signers/guarantors. A Co-Signer/ Lease Guarantor and/or Additional Security Deposit may be required upon evaluation of rental applications(s). Co-Signers/Lease Guarantors must reside in the US. Co-Signers/Guarantors must qualify based not only on the proposed rent amount for the applicant's apartment, but the combination of the proposed rent plus their own housing obligation. Only one Co-Signer/Lease Guarantor per apartment.

Non US or US Citizens without a SSN or ITIN: Applicants must provide an I-94, 1-94W (Immigration arrival and departure approval to be in the US) or an I-20 (International Student approval to be in the US). The lease end date cannot extend past the date the applicants are approved to be in the US. Applicants must pay one (1) month's additional deposit equivalent to one (1) month's market rent. Applicants must also provide proof of verifiable income. A qualified Co-Signer/Lease Guarantor that resides in the US is required.

Criminal Background Check: A criminal background check will be run on all Applicants. An applicant may be automatically denied in the event the applicant(s) have ever been convicted of a felony or misdemeanor for a crime against a person, another person's property or against society. The applicant(s) may also be declined if they have received adjudication or have been charged with a felony or misdemeanor offense(s) within the past seven (7) years for a crime against a person, another person's property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of a felony or misdemeanor for a crime against a person, another person's property or against society, and/or appears on the list of known terrorists and wanted fugitives.

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

