

RESIDENT REQUIREMENTS

Listed below are the standards and procedures used in evaluating all applicants for residency. The following areas of rental criteria are looked at as a whole, not separately when determining a candidate for residency.

1. Applicants must be at least 18 years of age in order to sign the rental/lease agreement. All occupants over 18 years of age must complete the application and sign the rental/lease agreement. (Emancipated minors are exception)
2. Each applicant's credit rating will be verified through a credit reporting agency. Applicant's employment and/or other sources of income will be verified. The approval method is based on a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. Your rental score never uses certain characteristics like – race, ancestry, sex, national origin, color, religion, marital status, familial status, (the presence of minor children), disability, source of income, and/or other personal characteristics such as sexual orientation.
3. If your application is “approved with conditions” you may be subject to an increased security deposit or you may require a co-signer. Rental history less than one year will be subject to an increased security deposit or the requirement of a co-signer.
4. A history of violent behavior OR a conviction of selling, distributing, or manufacturing illegal drugs, OR criminal convictions for violent crimes will disqualify the applicant.
5. We will not rent to any person who has previously resided in or acted as a co-signer at any community with a derogatory residency record.
6. We require a 6-month minimum stay in our community.
7. Maximum number of residents permitted per apartment home:
1-Bedroom 3 persons 2-Bedroom: 5 persons 3-Bedroom: 7 persons
8. Utilities: Resident will receive monthly billing statements for water, sewer and trash from a third party. Resident's cost for water and sewer is based on actual consumption as each unit is individually metered. There is a flat fee for trash services. These fees are due and payable to the leasing office with the monthly rent. Utility billings will be prorated as necessary. All other utilities are the responsibility of the Resident directly to the provider, (ie: electricity, gas, telephone, cable TV service, etc.)
9. All payments must be paid online through the Resident Payment portal which accepts most forms of payment (ACH, e-money order, credit card). Any payments accepted in office may incur additional fees.

It is illegal to discriminate against anyone because of their race, ancestry, sex, national origin, color, religion, marital status, familial status, (the presence of minor children), disability, source of income, and/or other personal characteristics such as sexual orientation.

Applicant's Signature

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