

CITYVILLE BLOCK 121 -- RENTAL STANDARDS

- AVAILABILITY:** Based on the availability of specific apartments.
- RENTAL APPLICATIONS:** To be completed by all applicants or co-signers. An application fee is paid for each and all occupants over the age 18 must apply and be approved as lease holders .
- OCCUPANCY:** Maximum of two persons in a one-bedroom apartment. Maximum of four persons in a two-bedroom apartment
- PETS:** Cats and dogs deemed not aggressive by local veterinarians and less than 40 lbs will be accepted with an additional deposit and/or rent. Fish tanks up to 20 gallons and caged birds will be accepted if registered and approved by the management. No other pets will be allowed. There is a 2 pet limit and the weight limit is for combined weight. Violations of this policy will result in fines as outlined in the lease contract.
- VEHICLES:** No recreational or commercial vehicles will be allowed. The management reserves the right to limit or disallow cars and motorcycles as well as to change or amend these policies at any time. A maximum of 1 car per one bedroom apartment home and 2 cars per two bedroom apartment home are allowed.
- CREDIT BUREAU:** Credit will be scored based on a model provided by ResidentCheck to determine any deposit requirement and approval decision.
- CRIMINAL OFFENSES:** A criminal background check will be performed on all occupants aged 18 and over. Applications will be rejected for felonies, misdemeanor convictions (excluding DWI or DWLS), or crimes against persons.
- INCOME:** Monthly rent shall not exceed 33% of combined gross monthly income of all residents. All income must be verified by the last two paycheck stubs. Scholarships, study subsidies and/or inconsistent income such as alimony, commissions, or tips will require written verification. Self-employed applicants must provide the previous year's tax return. Unemployed applicants must provide documentation in the form of a bank statement, IRA, or trust fund reflecting a balance equal to 12 times the amount of rent.
- EMPLOYMENT:** Must have stable employment in this country for 12 months out of the last 15 months or have I-20 verification.
- RENTAL HISTORY:** Present and previous residence of at least 12 months out of the last 15 months must have a payment record reflecting no more than one late or one NSF within a six month period. Sufficient notice must have been given. Applicant may pay an additional deposit equal to one month's rent if rental history is less than 12 months.
- CO-SIGNERS:** Due to lack of applicant's employment history or insufficient income; a lease guarantor may be allowed at the manager's direction. The co-signor must complete a lease guarantor addendum and meet the qualification requirements of these guidelines. Guarantor's income must be equal to or greater than 33% of the sum of the rent plus the guarantor's current rental obligations and/or mortgages.

*We are pledged to the letter and spirit of the United States Policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing programs in which there are no barriers to obtaining housing because of race, color, national origin, ancestry, creed, religion, sex, physical or mental disability, marital status, and familial status (families with children under the age of 18).

I have read and understand the terms and conditions outlined above.

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APPLICANT SIGNATURE	DATE
_____	_____
APPLICANT SIGNATURE	DATE
_____	_____
APPLICANT SIGNATURE	DATE
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