

RENTAL QUALIFICATION ACKNOWLEDGEMENT

A rental application must be processed on all prospective residents 18 years of age or older, and a non-refundable application fee paid for each applicant. All prospective residents will be qualified on the following three (3) criteria:

- INCOME:** Gross monthly income per apartment must meet the following criteria. If employment income does not meet this criteria documentation of other supplemental income/funds must be provided. For example: Savings, stocks/bonds, social security, trust fund income, educational grants, etc.
- The gross monthly income per apartment must be a minimum of two and one half (2 ½) times the monthly rental amount.
 - Each roommate should earn one and one half (1½) times the rent. If one or more roommate(s) do not, at least one roommate must meet the two and one half (2 1/2) times requirement.
 - Employment must be current and verifiable.
 - Other verifiable funds equaling two and one half (2 ½) times the total amount of rent due for the applicable lease term.
 - Verifiable income includes income confirmed by employer, trust officer, tax returns, or other satisfactory documentation as required.
- RESIDENCY:** Rental history will be verified for each applicant.
- Must have a minimum of one (1) year verifiable rental history within the last three (3) years and
 - No more than (4) late payments in a 12 month period
 - No more than two (2) NSF's in a 12 month period
 - No non-compliance issues that resulted in non-renewal or eviction
- CREDIT:** A credit report will be processed on each applicant.
- All applicants must have at least 50% positive credit.
 - No credit history will be counted as good credit.
 - Medical, Dental and student loans will not be taken into account
 - In order to obtain a credit report, every applicant must show proof of a valid social security number and corresponding United States or State issued identification. If the applicant is from a country other than the United States, such applicant must have a valid and verifiable visa establishing that applicant's right to reside in the United States.

If an applicant fails to meet any of the above three (3) criteria, he/she may be asked to pay an additional security deposit up to but not exceeding 1½ times the rent or they may be given the option of obtaining a co-signer.

CO-SIGNER: In order for a co-signer to qualify they must meet all three (3) criteria qualifications.

APPLICANTS WILL BE DENIED FOR THE FOLLOWING REASONS:

- Prior or pending eviction with unresolved judgment and/or any outstanding monies owed to an apartment community or landlord within the last three (3) years.
- Pending or unresolved bankruptcy.
- Conviction by applicant/occupant related to harm caused to a person or property, including but not limited to, arson, assault, intimidation, sex crimes, drug-related offenses, theft, dishonesty, weapons, violence, children, gangs, prostitution, or related violations.
- Falsifying information on application

OCCUPANCY STANDARDS: must not exceed designated allowance per floor plan:

3 persons in a 1 bedroom/1 bath, 5 persons in a 2 bedroom/1or 2 bath, 7 persons in a 3 bedroom/2 bath.

Equal Opportunity Housing: HSL Asset Management, LLC will not discriminate against any person based on race, color, religion, sex, handicap, familial status or national origin.

I have read, understand and accept the above qualifying policies of this community from which my application will be approved.

Applicant Signature Date

Representative of Management Date