

Resident Qualification Acknowledgment (Affordable Housing)

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. In addition, applicants and occupants must meet all of the qualification requirements of the applicable affordable housing program(s) in place at this community. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

IDENTIFICATION. Applicants must present a valid government issued photo identification card for each person age 18 or older.

INCOME. Applicants must have verifiable income that meets or exceeds 2 times the resident-paid portion of the rent. Gross income for the household, including unearned income of minors and Adult Dependents, will be verified and combined to determine income eligibility. Annual household income cannot exceed the maximum allowable income as determined by affordable housing program guidelines in effect for this community. The minimum income required for Section 8 voucher or certificate holders must be at least 2 times the resident-paid portion of the rent or \$2,500 annually, whichever is greater.

STUDENT STATUS. If required by the affordable housing program, households with part-time and/or full-time student(s) must meet applicable program exceptions in order to be considered for residency.

APPLICATION FEE. An application fee will be charged and due at the time the completed application is submitted for review. This fee pays for the expense of the credit report and criminal background check.

CREDIT HISTORY. We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

GUARANTORS. If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 5 times the rental rate.

ADULT DEPENDENT. If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check and credit screening process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

CRIMINAL HISTORY. We obtain a criminal background check on each applicant who will reside in the apartment. It is possible your application will be denied due to criminal convictions.

OCCUPANCY. The following occupancy standards apply based on two persons per bedroom, plus one per apartment:

One Bedroom	Three Persons
One Bedroom with Den	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons
Four Bedroom	Nine Persons

PETS. The following breeds are restricted from this community:

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified service or assistance animals.

FAIR HOUSING STATEMENT. We are committed to compliance with all federal, state, and local fair housing laws. We do not discriminate against applicants based on race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other legally protected classification or status. All persons involved with the leasing and operation of our communities receive training on fair housing laws. We will consider requests for reasonable accommodations based upon a disability. We will consider reasonable modification of existing premises, which may be at the expense of the person requesting the modification.

FALSIFICATION OF APPLICATION. Any false statements or false information included in an application may result in denial of the application.

ADDITION OF APPLICANT AFTER INITIAL APPLICATION. The addition of an applicant after initial application for residency may affect eligibility under the affordable housing program. Please see a leasing representative for more information if an additional applicant needs to be considered for residency at any point after initial application.

APPLICANT APPROVAL ACKNOWLEDGEMENT. Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above may be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

Signature of Applicant	Date
Signature of Applicant	Date
Signature of Applicant	Date
Signature of Applicant	Date
Leasing Representative/Agent for Owner	Date

