

RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in leasing in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. All persons residing in the apartment must complete a TAA Rental Application.
 - One person in the household is required to be a minimum of 55 years old. Additional occupant minimum age requirement is 45 years or older and must meet all other qualifying criteria. (Married couples may complete one application).
 - 24 apartment homes are equipped for persons with hearing and mobility disabilities
2. There are a maximum number of occupants in each floor plan that cannot be exceeded at any time during your residency.

<u>UNIT TYPE</u>	<u>MAXIMUM NUMBER OF OCCUPANTS</u>
One Bedroom	2
Two Bedroom	2

3. Pets are welcomed at this community. We allow a maximum of 2 pets per apartment, each with an individual deposit. Breed restrictions apply and management must approve of the pet(s) prior to move-in. A separate Animal Addendum will be executed at the time of move-in.
4. A credit and criminal report will be processed on each applicant. Credit history is screened through a third party vendor for approval recommendation. Consideration is given to timely payment history, debt-to-income ratio, previous mortgage history, reported rental history and utility debt. Applicant must have a check verification code of “accepted” as provided by “Telecheck” in order to enjoy the privilege of paying rent and other charges with a personal check. If the applicant fails to meet this requirement, but is otherwise approved for residency, they will be required to pay by cashier’s check or money order only.
5. In accordance with the Fair and Accurate Credit Transaction Act of 2003 (FACTA), all applicants must provide a government issued ID during the application process. Identification provided must match information provided on the rental application. If applicant has a “fraud alert” noted on their credit report the application will be denied until identity can be confirmed by our screening contractor using the contact method provided on the credit report.
6. Applicant(s) may be denied occupancy for the following reasons:
 - Any felony, sex offence, or criminal charge that is a pending case;
 - No misdemeanors associated with violent, sex or drug related crimes, or other crimes against persons or property will be accepted, even if serving deferred adjudication or case pending;
 - Poor credit or rental history of any applicant including but not limited to non-payment or frequent late payment of rent, eviction, drug use, poor housekeeping, unruly or destructive behavior by applicant or applicant’s guests, or violence to persons or property by applicant or applicant’s guests.

Revised 4/23/10



We do not discriminate on the basis of race, color, creed, religion, sex, national origin or disability.

Revised 4/23/10

