



RENTAL APPLICATION APPROVAL CRITERIA

Welcome to our community. Before you apply to rent an apartment, please take time to review our rental application and approval criteria. The following information is offered so that all applicants will have available to them a detailed statement of the rental qualifying policies.

We will not discriminate against any person in the rental of an apartment because of race, color, religion, national origin, sex, age, familial status, sexual orientation or mental or physical handicap.

The term "applicant(s)" under these criteria means the persons that will be signing the lease as a "resident"; the term "occupant(s)" in these criteria means the person or persons that are authorized occupants under the lease. Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and current occupants currently living here have met these requirements. There may be residents and occupants who have resided on the premises prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various credit reporting services used.

Confidentiality:

We maintain a strict policy of confidentiality and privacy for our applicants and residents. We do not discuss information on applications with anyone other than the applicant. In addition, we do not discuss individual credit reports with an applicant. If an applicant is rejected for poor credit history, upon request the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.

Application for Residency:

An Application for Residency must be completed and maintained for each adult applicant. Each applicant must complete the rental application fully and accurately. Falsification of information will result in denial of residency.

Application Fee:

Each applicant must pay a non-refundable application fee. Because there are no exceptions, it is important that you review this information carefully before submitting an application, making certain that, to the best of your knowledge you meet the rental application approval criteria stated.

ADA Statement:

Advenir is committed to compliance with the American with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if said person agrees to restore the premises at their own expense to the pre-modified condition provided.

Occupants:

Occupancy will be limited to no more than two (2) persons in a one-bedroom apartment, four (4) persons in a two-bedroom apartment or six (6) persons in a three-bedroom apartment.

Note: A family may occupy an apartment if the family does not exceed two (2) persons per bedroom *plus* a child who is less than six months old and who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status.

Identification:

All visitors must present a valid driver's license or other government issued photo identification in order to tour the community. Other acceptable forms of identification are: Valid state issued ID card, valid Military ID card, Mexican Matricula Card or a valid Passport. In addition, each applicant must provide one of the following forms of identification in order for the verification process to begin: United States government issued Social Security number, I-94, I-94W or I-20.

Credit History:

An unsatisfactory credit report may disqualify an applicant from renting an apartment at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons with no credit history may qualify with a higher deposit not to exceed one (1) month's rent.

Residence History:

Rental history may be verified on present and previous residence. A positive record of prompt monthly payments, sufficient notice, with no damages is expected. If poor rental history has been found, the application may be declined.

Criminal History:

A criminal background check will be run on all applicants. An applicant may be automatically denied in the event the applicant(s) have ever been convicted of a felony or misdemeanor for a crime against a person, another person's property or against society. The applicant(s) may also be declined if they have received adjudication withheld or have been charged with a felony or misdemeanor offense(s) within the past seven (7) years for a crime against a person, another person's property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of a felony or misdemeanor for a crime against a person, another person's property or against society, and/or appears on the list of known terrorists and wanted fugitives. Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

Lease Guarantors and Co-Signers:

Note that this company does not permit co-signers. A Lease Guarantor and/or additional security deposit may be required upon evaluation of the rental application(s). Lease guarantors may be accepted for income qualification purposes only and must reside in the USA. Guarantor must qualify based not only on the proposed rent amount for the applicant's apartment, but the combination of the proposed rent plus their own housing obligation.

Non-U.S. or U.S. Citizens without a SSN or ITIN:

Applicant must provide a valid passport or Mexican Matricula Card. Application must include appropriate U.S. Citizenship and Immigration Services (USCIS) documents, as specified below.

U.S. Citizenship and Immigration Services (USCIS) documents (must be a valid and unexpired document) as follows: Certificate of Naturalization, Certificate of Citizenship, I-551 Stamp contained in valid foreign passport, I-94 card contained in valid foreign passport, Alien Registration Receipt card (Resident Alien Card), Temporary Resident card, Employment Authorization card, Refugee Travel document, Foreign students with an F1 Visa status must show USCIS document I-20 and verification of current enrollment in a U.S. school.

If an applicant does not have a SSN or ITIN, an additional deposit of one month's rent must be collected prior to move-in even if the applicant is approved unconditionally. If the applicant is approved with conditions, then the conditional deposit required by the property will suffice.

Notification:

Applicants will be informed of the status of their application by telephone within five (5) business days (Mon – Fri) from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact CoreLogic SafeRent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

Validity Period:

Approved applications remain in good standing for a period of ninety (90) days from the approval date. If the lease is not signed and/or the applicant fails to occupy an apartment within the viable time period, the application must be resubmitted for verification and approval AND a new application fee must be paid.

Privacy Policy:

We are committed to protecting the privacy of your personal information, including your Social Security number and other governmental identification numbers. We follow all Federal and State laws regarding the privacy of your personal information. The information that you provide (such as your Social Security number or other governmental identification numbers) on our rental application is necessary for us to process and evaluate your eligibility for securing housing with us. We use this information in the process of verifying statements made on your application such as rental, credit and employment history. We may also use this information when reviewing any potential lease renewal. In addition, we may use the information to assist us in obtaining payment from you for any monies you may owe us in the future. In our company, only authorized personnel have access to this private information. We keep all documents containing this information in a secure area accessible only by authorized employees.

We limit access to electronic versions of the information to authorized personnel only. After such time as we no longer need access to your personal information we still store or destroy the information in a manner that ensures no unauthorized person will have access to it. Our disposal method consists of physical destruction of paper documents and purging of electronic files where such information might be stored. We do not sell, trade, or otherwise transfer to outside parties your personally identifiable information. This does not include trusted third parties who assist us in collecting debts. If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees, even though they may assist you in the initial application process. You should require any locator service you use or have used to furnish you with their privacy policies as well.



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