



RESIDENT QUALIFYING CRITERIA AFFORDABLE

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).
 - Select apartment homes are equipped for persons with hearing and mobility disabilities
 - Waitlist policy – Only “potentially eligible applicants” for whom an appropriate unit is not available are placed on a waitlist. When a unit comes available, the first person on the list will be offered the available unit. If they refuse the unit, the process will continue until the unit is leased.

2. Resident income cannot exceed maximum allowable per tax credit guidelines. Total monthly income of all applicants must be 2 times the tenant paid portion of the monthly rent. The income of households participating in the voucher program, or receive any other type of rental assistance, is not required to exceed \$2,500 per year. Verification of current employment or proof of income benefits will be required.

3. 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>	<u>SECURITY DEPOSIT*</u>
One Bedroom	2	\$100
Two Bedroom	2	\$200

*All deposits refundable after move-out less lawful deductions. Check will be mailed to forward address provided by tenant no more than 30-days after move-out.

4. 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.

5. 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. Applicants with an open bankruptcy will not be accepted. 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



