

Statement of Rental Policy

It is Pegasus Residential's policy to offer equal housing for all people regardless of race, color, religion, sex, national origin, handicap status, familial status, or any other state or locally protected classifications.

Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the particular apartment type requested. "Available" apartments include those for which we have notice that an existing resident intends to vacate on or about a certain date. Circumstances not necessarily under management's control may delay the date of availability of an apartment which management may believe would be ready for a new resident. Whether a particular apartment is available can vary significantly within several hours or days.

To be considered for approval, all adults must fully complete a rental application. Any omissions, errors or falsifications may result in denial of an application or terminate the right to occupy the apartment. All applicants must be 18 years of age or older. People with a joint credit record may complete one application or apply for credit separately.

All applications are subject to approval through an outside application-processing agency. Approval/Denial is based on review of the following criteria:

Income: Household income must be satisfactory to the community's scoring criteria.
(Three times the monthly market rental rate)

Employment: Applicant must be employed or provide proof of income. Each applicant must provide written proof of income such as check stubs (two most recent required), offer letter, most recent year's tax record or three most recent bank account statements within 72 hours of completing an application. Attending school will be accepted as an alternative to being employed, but applicant must still meet criteria with regards to income and credit.

Resident History: Any applicant showing a rental debt or eviction will be automatically declined.

Credit: A complete credit history from a credit bureau is required. An acceptable accounts payable history, debt to income history, and FICO score satisfactory to the community is required.

Check Writing History: Check writing history will be reviewed for each applicant. An applicant, who has a negative check writing history, if otherwise approved, may be required to make payments in the form of money order or cashier's check.

Pets: Pets are limited by size and breed. There is a limit of two pets per apartment. A pet fee of \$300 for pets less than 50 pounds and a pet fee of \$500 for pets 50 pounds and over is due upon move in or when getting a pet.

Occupancy: Listed below is the maximum number of occupants per apartment:

One Bedroom 2 occupants

Two Bedroom 4 occupants

Three Bedroom 6 occupants

Vehicles: To allow maximum use of our parking areas, vehicles are limited to a maximum of one vehicle per leaseholder. All vehicles must be registered with management. Boats, Jet Ski, recreational vehicles, trucks with company logos, and trailers will not be permitted on the community without management's prior written approval.

Criminal: No felony convictions and/or convictions regarding a sex-related crime are permitted. Each applicant will be checked for criminal background.

Please ask our representative any questions you have regarding the Statement of Rental Policy.

Applicant's Signature

Date

Management's Signature

Date

