



Resident Qualifying Criteria

Thank you for your interest in **Hulen Gardens** as your new apartment home. To help assist you in making a decision, we have listed below our qualifying criteria. Each applicant must read and sign the criteria guidelines. We comply with all Federal, State, and local regulations regarding Fair Housing for all applicants and residents.

Occupancy Standard

Two persons maximum per bedroom. (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law.)

Age Requirements

Lease holders must be at least 18 years of age. All occupants age 18 years or older are required to submit an application for approval.

Credit

Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. Unsatisfactory findings may require an additional approval fee or result in denial. A prospective lease holder with no established credit history must provide an additional approval fee equal to 50% of one month's rent.

Previous Residences

Previous rental history within the past twelve months will be reviewed and must exhibit no derogatory references. No rental history may require an additional approval fee. No evictions within the past three years will be acceptable. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application.

Criminal

Our investigation includes criminal background screening. Misdemeanor and /or Felony convictions consisting of but not limited to theft, forgery, assault, robbery, breaking and entering, manufacturing and distribution of controlled substances, arson, possession of illegal weapons, identity theft, and violence or force to injure or harm another person are considered and may result in a denial of the rental application. Registered sex offenders will be an automatic denial of the rental application.

Income

The monthly income, on average, must equal 3x the monthly rental amount. Court-ordered support and other income sources require verification. Original paycheck stubs reflecting at least 30 days of employment, the previous year's income tax return or quarterly statement (if self-employed*), and/or an offer letter of future employment, are acceptable verification of both income and employment. If paycheck stubs are submitted to us electronically, bank statements supporting the paycheck stubs must also be provided. A Guarantor may be required if the income requirements are not met. A bank statement is not an acceptable form of proof of income. *If self-employed for less than one year, a quarterly statement must be provided in place of the previous year's income tax return.

Employment

Leaseholder(s) must present evidence of current employment. If not employed, evidence of regular income must be provided such as retirement, etc. If self-employed, an income tax return from the previous year, or quarterly statement if self-employed for less than a year, and bank statements from the previous two months must be provided. Persons who hold commission-only or base plus commission, tips and bonuses jobs are considered self-employed. A letter of intent to hire from the employer should be provided if the employment has not yet begun.

Renter's Insurance

Leaseholder(s) must present evidence of Liability Renter's Insurance including coverage for Personal Liability for \$100,000. The policy must include the "Property Name" listed as an "Additional Interested Party" with the specific address provided by the property. The policy must remain in effect for the duration of the residency in the unit.

Pets

A maximum of 2 pets are allowed per apartment. Restricted breeds are as follows:

- | | | |
|---------------------------|---------------------------------------|---|
| <i>German Shepherd</i> | <i>Staffordshire Bull Terrier</i> | <i>Wolf-Dogs and Wolf Hybrids</i> |
| <i>Anatolian Shepherd</i> | <i>American Staffordshire Terrier</i> | <i>Akita</i> |
| <i>Rottweiler</i> | <i>Chow Chow</i> | <i>Airedale American</i> |
| <i>American Bull Dog</i> | <i>Bullmastiff</i> | <i>Doberman (full) Pit Bull Terrier</i> |

Date or Unit Number Changes

Any changes to the lease term, move-in date or apartment home selected may result in an adjusted rental rate or approval fee. If applicable, the income requirements must be met for the new rental rate.

Guarantor

If a Guarantor is required for lack of income, the Guarantor must be a U. S citizen, make at least 5x the monthly rent and have established credit.

Application Fee

A \$90.00 non-refundable application fee is required per your residential application. All Non U.S Citizens should complete a Supplemental Rental Application for Non U.S Citizens and provide copies of current passports, visas, or any applicable immigration documents. I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE COMMUNITY'S RENTAL CRITERIA. I UNDERSTAND THAT IF I DO NOT MEET THE CRITERIA OR GIVE FALSE INFORMATION THE COMMUNITY MAY DECLINE THE APPLICATION AND RETAIN THE APPLICATION FEE.

Signature of applicant _____ Date _____
Email Address: _____

Signature of applicant _____ Date _____
Email Address: _____

Signature of applicant _____ Date _____
Email Address: _____

Signature of applicant _____ Date _____
Email Address: _____

Email Address _____ Date _____
Email Address: _____

Signature of applicant _____ Date _____
Email Address: _____

Cell Phone Number _____ Date _____



