

Geronimo Winds Townhomes - Rental Acceptance Criteria

Fair Housing Statement

We are a fair housing provider. We do not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry, or sexual orientation.

Business Relationship

The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. We reserve the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, is argumentative, or in general displays an attitude at the time of the application process and/or unit showing that causes management to believe we would not have a positive business relationship.

Application Requirements

Every application must be filled out completely and accurately. An incomplete application will not be processed. Any misstatements or omissions on the application, whether discovered before or after move-in, is grounds for denial of an application or termination of an existing lease. Information must be verifiable. If information given on the application cannot be verified, the application will be rejected. Applicants must be age 18 or older in order to apply to lease a unit at this property. Applications will not be processed until the application fees (complete for the unit) are paid in full.

Every person in the household (or who will be staying overnight more than 2 days per month) who is age 18 or over will be required to complete and application and to pay the application fee.

Application Fees are \$35.00 per applicant and are non-refundable (unless a valid promotion stating otherwise is in place at the time the application is completed and submitted).

Income

- Total combined gross monthly income must be at least three (3) times the amount of monthly rent (i.e. \$700 monthly rent x 3 = \$2,100 monthly income). Subsidy recipient's income must be 3 times the amount of the rent portion they are responsible to pay.
- Income must be verifiable in writing, which may include a pay stub, verification form on company letterhead, letter of benefit assignments, LES, or tax statements.
- Examples of income include, but are not limited to: wages, salaries, tips, Social Security benefits, retirement, pension or savings accounts, stocks, bonds, child support or alimony payments, unemployment benefits, or public assistance.
- Savings accounts may be considered in lieu of active employment with verification of bank balances (savings, check, money market, certificates of deposit) totaling at least six (6) times the monthly rent.
- Immediately able to pay Security Deposit and First Month's Rent. Please be advised that the Security Deposit and initial One Month's Rent must be paid with cashier's checks and/or money orders; thereafter, personal checks will also be accepted, unless or until any such personal check is returned unpaid. Cash payments will not be accepted.

- Applicants who do not meet the income requirements will be required to provide a co-signer on the lease who does meet the criteria - see Conditional Approval below.
- If government or private housing assistance will be the primary source of income, the assistance must be guaranteed to be paid until the lease expires.

Housing History

The following items may disqualify rental acceptance:

- Previous unpaid eviction(s).
- Outstanding balance owed to previous or current landlord.
- History of lease violations or broken lease terms (i.e. late payments, NSF checks, noise complaints, property damage, dirty unit, or any other negative reference).
- Security deposit for a previous tenancy not returned due to balance owed, damaged or dirty unit.
- Applicants with no previous rental history will be required to provide a co-signer who meets the income and credit requirements of the Rental Acceptance Criteria, or furnish additional funds as determined by Landlord including, but not necessarily limited to, an increased security deposit at twice the deposit amount in effect at the time of approval or last month's rent paid in advance.

Credit History

The following items may disqualify rental acceptance:

- Bankruptcy or Foreclosure within the last 5 years.
- Landlord and/or Utility delinquencies, collections or charge-offs.
- Credit history will be weighed in conjunction with all other rental criteria. Landlord reserves the right to deny any applicant based solely on a history of any delinquent credit activity (medical expenses are exempt) - see below for Conditional Approval.
- Conditional Approval: For conditional approval, delinquencies cannot exceed 40% (negative trade lines as a % of total trade lines). Applicants with FICO score less than 550 and/or with no previous credit history will be required to provide a co-signer who meets the income and credit requirements of the Rental Acceptance Criteria or furnish additional funds as determined by Landlord, including but not limited to twice the Security Deposit amount in effect at the time of approval or the last month's rent paid in advance.
- Guarantor Acceptance: In the event a guarantor is permitted, he/she must fill out an application and meet the same qualification criteria listed above except credit score should not be below 700. A guarantor will be equally responsible for the lease if the occupying resident(s) default.

Criminal History

- A criminal background check will be processed for every applicant and for every occupant age 18 or over.
- Landlord reserves the right to deny residency if any applicant or occupant has been charged, detained, or arrested for any class crime [misdemeanor or felony] no matter the result of the charge, detention and/or arrest (i.e. conviction, deferred adjudication, probation, pretrial diversion, etc.) involving weapons, violence, assault, crimes against minors, drugs, gambling, prostitution, theft, burglary, sexual in nature, fraud, terroristic in nature, stalking, public lewdness, indecent exposure, gang affiliated and/or those crimes which may pose a serious threat to other residents, staff or property.
- Nondisclosure of any charge, detention and/or arrest for any class crime will automatically result in disqualification of application, residency and forfeiture of any security deposit.
- Registered Sex Offenders will be disqualified for residency and/or occupancy.

Proper Identification

In addition to a government-issued photo ID, every applicant may be required to provide one or more of the following:

- Valid Social Security Card
- Passport
- Permanent Resident
- Visa