

# Rental Requirements and Qualifications



S2 Residential Communities adheres to The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), sexual preference, and handicap (disability). The following qualification standards will be required from every prospective resident.

An application must be submitted by each applicant 18 years of age or older, who will be occupying the rental unit. All occupants 18 years old or older must qualify, with the exception of income for students living at home.

**Number of Occupants:** Maximum number of occupants:  
♦ One bedroom – three (3) persons and an infant up to twenty-four (24) months  
♦ Two bedroom – five (5) persons and an infant up to twenty-four (24) months  
♦ Three bedroom – seven (7) persons and an infant up to twenty-four (24) months

**Criminal History:** FELONY, even if serving deferred adjudication or case pending for the following will be DECLINED:  
♦ Theft of Property 10 years from sentence completion ♦ Crime/Injury to Persons No time limit  
♦ Damage to Property 10 years from sentence completion ♦ Violence No time limit  
♦ Drug Violation 10 years from sentence completion ♦ Sexual Offenses No time limit  
*This also includes any terrorism related convictions or charges.*

MISDEMEANOR, even if serving deferred adjudication or case pending for the following will be DECLINED:  
♦ Theft of Property 7 years from sentence completion ♦ Crime/Injury to Persons No time limit  
♦ Damage to Property 7 years from sentence completion ♦ Violence No time limit  
♦ Drug Violation 7 years from sentence completion ♦ Sexual Offenses No time limit  
*This also includes any terrorism related convictions or charges.*

**Animals:** Animals must have proof of current vaccinations, proof of weight when fully grown, and breed documentation. A maximum of two (2) pets are allowed per apartment and each applicant must provide a photograph of each pet. The following breeds and animal types are prohibited and will not be accepted: dog breeds- Pitt Bull Terriers, Chows, Doberman Pinschers, Rottweiler's, Huskies, and any other breed generally considered aggressive or deemed aggressive by state or local officials. Other prohibited animals - Rodents and Ferrets. A 20 gallon fish tank is the maximum allowed in first floor apartments and proof of Renter's Insurance is required.

**CREDIT SCORING:** Credit History will be verified by Resident Check, a third party verification service. A complete credit history from a credit bureau is required. Bankruptcy – can be grounds for automatic denial. **Income plus verified credit history will be entered into a scoring model to determine rental eligibility and security deposit levels.** The following deposit requirements and concession stipulations will be applied based on scoring model recommendations:

- Accept: Standard Deposit
- Review: Standard Deposit plus additional deposit and/or non-refundable risk assessment fees

Applicants without credit history must provide proof of employment (minimum of six (6) months). Applicants who are residents of foreign countries and do not have a Social security number must provide proof of foreign citizenship, written verification of employment, and proof of income (two (2) most recent paycheck stubs).

**Income:** Monthly gross income requirement is (2.5) two and a half times the monthly rent amount. If income qualifications cannot be met, a qualified guarantor is acceptable. Income must be verified by *one* or more of the following depending on your credit:  
♦ Employer  
♦ Three (3) most recent paycheck stubs  
♦ Two (2) most recent bank statements  
♦ Previous year tax return and current business license if self-employed.

**Rental History:** Applicant must have six (6) months verifiable rental history within the past twelve (12) months. Mortgage history, if it appears on the credit report, will be accepted. More than 3 late payments and/or 2 NSF check within the past 12 months will not be acceptable rental history. **NO VERIFIABLE RENTAL HISTORY MAY REQUIRE AN ADDITIONAL DEPOSIT AND/OR NON-REFUNDABLE RISK ASSESSMENT FEE.**

Guarantors may be used for students with insufficient credit or applicants with insufficient income only. A Guarantor must have income at least five (5) times the monthly market rent verifiable through tax returns, check stubs, etc.; score in the "Accept" category for credit history, minimum employment of one year, and must furnish all necessary information on leasing or mortgage history. If approved, the standard deposit will be accepted.

**Employment:** Applicant(s) must have six (6) months consecutive employment with the same U.S. based verifiable employer or in the same industry.

**Automatic Denial:** Management will deny applicants that have any of the following:  
♦ Eviction(s)  
♦ Broken lease within two (2) years; no more than 1; no evictions  
♦ False Social Security Number and/or Fact Act Fraud Alerts  
♦ Felony, misdemeanor and/or criminal conviction as outlined above

**Housing Debt:** **Over 2 years old and no more than one (1); No evictions! – Deposit can be up to 1 month's rent deposit**

**First Time Renters:** **Must pay \$250 non-refundable first time renters fee**

**Cancellations:** **PLEASE READ CAREFULLY:** Application deposits and administrative fee(s) will only be refunded on denied applicants; unless falsification of the application occurred. Application Deposits will not be returned for Cancellation's – they will be retained for liquidated damages. Application Fee(s) are always non-refundable.

**I/We have read and understand the Rental Requirements and Qualifications above. I/We agree to all terms and conditions stated above.**

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-applicant signature

\_\_\_\_\_  
Date