

Rental Criteria

Liberty Pointe Apartment Homes is committed to complying with all Federal, State and Local Fair Housing Laws. It is our policy to offer apartments for rent to the general public without regard to race, color, national origin, religion, sex, familial status, handicap or any other state or locally protected classifications. In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicant for residency in our community.

Income/Employment

All persons applying for an apartment must have a verifiable source of income in a gross amount of no less than three (3) times the gross rental rate. In the event of multiple applicants, roommates combined information will be considered, but individually, each roommate must earn no less than 2 ½ times the gross rent. Income less than three times the gross rental rate may require additional funds be paid up front or a guarantor. Acceptable proof of income is as follows:

- Pay stubs or job offer on letterhead with salary
- Most recent tax return
- Prior two months of bank statements
- Child support or alimony order when court directed
- Grants, pensions or trust funds
- GI benefits, disability, Social Security

Rental/ Mortgage History

All persons applying for an apartment must have twelve (12) months of verifiable, satisfactory past history. An eviction or foreclosure could constitute grounds for an additional deposit or for denial. Less than twelve months of history may require an additional deposit or a guarantor. Satisfactory history includes the following:

- No more than one late payment in a six month period
- Lease term fulfilled
- No lease violations
- Residence left in satisfactory condition
- Proper notice given to vacate

Credit

All persons applying for an apartment must have established credit in good standing for the past two years. Lack of established credit or more than 50% negative credit may require an additional deposit. Negative credit includes but is not limited to the following:

- Past due accounts
- Judgments
- Liens
- Write offs
- Balance due to a rental or mortgage company
- Unresolved bankruptcy

Criminal Background Search

A criminal background search will be conducted for each applicant and occupant over the age of 18. It is our policy not to lease to applicants with **felony offenses, drug charges, crimes against persons or property or sexual offenses regardless of the length of time since the offense occurred.** If the criminal background search and/ or information provided by you reveals past criminal behavior or pending criminal charges that violate our policies, your application may be denied.

Guarantor

A Guarantor may be considered for lack of employment/ income. **A guarantor will not be substituted for unsatisfactory credit history, rental history or criminal history.** A guarantor must meet the same qualifications listed above but with the qualifying income increased to **five times** the amount of rent.

Foreign Nationals

Foreign nationals must complete the same rental application as a United States Citizen. Foreign Nationals living or working in the United States must provide a valid Social Security number or a Visa stamped with stamped identification of entry date also known as an I-94 card. Income will be verified with a letter of intent to hire, work visa, work petition or verification of funds in a United States Bank account. If income can not be verified to the satisfaction of Management the lease must be paid in full with certified funds. If a Social Security number is not provided and/ or no credit history exists, we may require an additional deposit.

Occupancy Guidelines

The maximum number of occupants permitted to dwell in an apartment shall not exceed two (2) persons per bedroom. When we are renting to a “family” we will allow two persons per bedroom plus a person who is less than twelve (12) months of age. If you exceed our maximum per bedroom because one person is older that twelve months at the end of the lease term you must, at that time qualify for a transfer to a unit with more bedrooms if available or vacate the premises with proper notice.

For purposes of this occupancy, a “family” shall consist of an individual less than 18 years old, living with a parent, legal guardian or custodian or any woman who is pregnant or person who is in the process of obtaining legal custody of an individual less than 18 years of age.

Identity Verification

A US Government issued photo ID will need to be presented by all applicants, guarantors and occupants over the age of 18. All applicants, guarantors and occupants over the age of 18 acknowledge and consent to the community’s policy of retaining a copy of the identification.

Providing false information or falsified documents

If you provide false information on your rental application or falsified documents to support your application, your application for residency may be denied.

I have read and understand the Rental Criteria for this community.

Applicant

Date

Management

Date