



RENTAL QUALIFICATION GUIDELINES

April 6th, 2011 Revision

In an effort to promote equal treatment of all Residents and Applicants, there will be no exceptions to the following rental qualifying criteria. **If you do not meet any of the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded. Your signature acknowledges that you have reviewed these rental qualification criteria.**

Income Requirements

Income must be no less than three (3) times the amount of the monthly rent. If more than one applicant, the income may be combined to meet the requirement.

Credit Requirements

At least 50% of current accounts must be in good standing. No credit history will be considered good credit history. An additional deposit may be accepted. Bankruptcies that have not been discharged may result in denial.

Rental Requirements

All applicants must have six (6) months of verifiable rental history or mortgage history. An additional deposit may be accepted. Outstanding debts to landlords may result in denial. Negative rental profile may result in denial.

Employment History

All applicants must have six (6) months of verifiable employment history with current employer. All applicants must provide a copy of applicant's two (2) most recent paycheck stubs. Application may be denied if employment history is unsatisfactory. An additional deposit may be accepted.

Special Requirements

Applicants under the age of eighteen (18) will be listed as occupants only and cannot be considered Leaseholders.

Each applicant must provide government issued identification.

Statewide criminal searches will be conducted on each applicant and any occupant over the age of eighteen (18) years old.

A conviction for sexual crimes will result in denial of that applicant or occupant.

Criminal conviction history for violent crimes, crimes against persons or property, or drug-related crimes may result in denial.

Renter's Insurance

All Residents are required to carry a minimum of \$100,000 in liability insurance, naming the rental community as additionally insured.

Coverage must be sustained throughout the lease term and may not lapse. Residents will be required to show a declarations page as proof of insurance at move in and upon renewal. Coverage may be acquired from any provider; however, we will provide information on our preferred insurer.

Lease Guarantor

A Lease Guarantor will be allowed for first time renters, recent college graduates or renters with insufficient income.

Lease Guarantors must:

- make at least six (6) times the amount of the monthly rent and meet all qualifying criteria
- complete and sign a separate Lease Guaranty form

Occupancy Guidelines

Familial Status is defined by HUD as children under eighteen (18) years of age domiciled with parent(s) with legal custody or children domiciled with designee of the parent(s) with custody (written permission); and any person who is pregnant or in the process of attaining legal custody of a child under eighteen (18). Maximum occupancy limits are defined as two (2) people per bedroom plus one (1) additional person in the apartment. Persons are counted as occupants at birth. Maximum occupancy is as follows:

- 1 bedroom: 3 persons
- 2 bedroom: 5 persons
- 3 bedroom: 7 persons

Privacy Policy

The SunRidge Management Group privacy policy can be viewed at any of our property management offices, online at www.sunridgemanagement.com or by requesting a copy from a representative of SunRidge Management Group.

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

SunRidge Representative's Signature

Date