



## Qualification Acknowledgement

Hearth Home Communities and all its properties comply with all federal, state, and local regulations regarding fair housing for all applications and residents regardless of race, color, national origin, religion, sex, familial status or handicap.

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents for tenancy in our community. Please note that this is our current rental criteria; nothing contained in these requirements shall guarantee that all residents and occupants currently residing at this community have met these requirements. There may be residents and/or occupants that are currently residing at this community that do not meet these requirements due to taking up residency prior to these requirements taking effect. Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various credit reporting services.

All applicants must be at least eighteen (18) years of age and are required to complete a rental application and pay a nonrefundable application fee per lease holder. Co-applicants, including spouses, must complete a separate application and pay a separate application fee. All application must be dated and signed. Each applicant must provide government issued identification.

**Occupancy Standard:** Two (2) person maximum per bedroom.

**Age Requirements:** Lease Holders must be at least 18 years of age. All Lease Holders and occupants 18 years or older are required to submit an application. Approved applicants 18 years and older are required to sign.

**Income & Employment:** All persons applying for an apartment must have a verifiable source of income in a gross amount no less than three (3) times the rental rate (base pay only). The three (3) most recent paystubs must be provided and current employment status will be verified. If self-employed, last year's income tax return will be required. Future employment will require a letter of intent to hire from the employer. Additional documents such as bank statements may be required.

**Rental History:** Applicant must provide thirty-six (36) months previous addresses for verification process. An unfavorable reference from any previous residence is subject for denial. Mortgage history in good standing must be provided in lieu of rental history. Written verification from most current landlord(s) required. Eviction filings and outstanding balances due to former landlords will result in denial of the rental application.

**Credit History:** Your credit history will be evaluated. Your credit report may not contain any negative credit history in regard to previous/current rental history or mortgage company, excessive derogatory credit, or bankruptcies. Chapter 13 bankruptcies must be discharged longer than one year for approval consideration with a security deposit up to a full month's market rent. Chapter 7 and 11 bankruptcies must be discharged longer than three years for approval consideration with a security deposit up to a full months' market rent. We do not consider student loans or medical bills in the approval process.

Applicant Initials Page 1: \_\_\_\_\_

- Criminal History:** Felony convictions of any kind will result in denial of the rental application. Any misdemeanor criminal record involving a weapon, violence, or sexual misconduct, whether charged or convicted will be subject to denial.
- Co-signer/Guarantor:** A guarantor will be accepted for lack of rental history, credit, or income. Guarantors must meet income requirements of five (5) times the rental rate.
- Pet Policy:** Pet limit of three (3) pets per apartment with combined weight not to exceed 150 pounds at full growth. Registration of all pets required prior to move in through third-party screening. Restricted breed list enforced. Fees and deposits required at time of move in. Cats and dogs require monthly pet rent in addition to a one time pet fee at move in.
- Restricted Breeds include, but not limited to; Doberman Pinscher, Chow, Akita, German Shepherd, Mastiff, Cane Corso, Presa Canario, Rottweiler, Pit Bull and Pit Bull Mini, American Staffordshire Terrier, Staffordshire Bull Terrier, Malamute, Siberian Husky.*
- Terms:** Variable lease terms may be offered based on availability ranging from twelve (12) to twenty-four (24) months. Subject to change based on availability and lease term exposure.
- Additional Deposit:** Unsatisfactory rental history, credit, or criminal screening may result in additional security deposit equal to one (1) times the monthly rental rate.
- Payments:** Payment method of move-in balance may be required as cash equivalent (cashier's check or money order). All payments should be made payable to Hearth Home Communities.
- Application Fees:** Application fees are charged per applicant and required for all occupants eighteen (18) years of age or older. These fees are nonrefundable.
- Administrative Fee:** An Administrative Fee will be charged per home annually and required at time of move in and then again at time of renewal. This fee is nonrefundable.
- Holding Deposit:** A holding deposit is required in the amount of \$99 at the time of application. This is nonrefundable unless your application is not approved. The holding deposit will be applied towards your total security deposit at the time of move in and lease signing.

***I have read and understood the above rental criteria and understand any holding fee or deposit given may be forfeited if I decide to cancel.***

_____		_____	
Signature of Applicant	Date	Signature of Agent for Owner	Date
_____		_____	
Signature of Applicant	Date		