



## Resident Selection Criteria

In order to help us complete your application in a timely manner, we ask that you fill out the application as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with "none".

**RENTAL APPLICATION:** All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. For non-U.S. citizens, we will require a supplemental application. Any omissions or falsifications may result in rejection of an application or termination of a lease.

**APPLICATION FEE:** A non-refundable application fee is required per application. This should be in a check, separate from the security deposit.

We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved; this deposit shall be applied to the required security deposit.

**OCCUPANCY STANDARD:** TWO PERSON\_MAXIMUM OCCUPANCY PER BEDROOM. (Unless otherwise dictated by state or federal law)

**AVAILABILITY POLICY:** Apartments become available to prelease when the current resident submits a written notice to vacate.

**AGE REQUIREMENT:** Lease holder(s) must be 18 years of age or older. All occupants 18 years of age or older will be required to complete an application (even if living with parent or guardian).

**INCOME REQUIREMENT:** Applicants must have a combined gross income of at least three times the monthly rent. All sources of other income must be verifiable if needed to qualify for a rental unit.

**EMPLOYMENT VERIFICATION:** Lease Holder(s) must have stable and verifiable employment or, if unemployed or retired, will be considered self-employed and must meet the guidelines for self-employment.

**SELF-EMPLOYMENT:** Self-employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.

**RENTAL HISTORY:** Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.

**CREDIT REQUIREMENTS:** A credit report will be processed on each applicant. Based on your credit score, your application will be approved, declined, or approved on the condition that an additional security deposit be paid in advance by cashier check equal to one or two month's rent or an approved Guarantor. If an applicant is declined or approved with conditions, the name, address, and telephone number of the consumer-reporting agencies providing the information will be provided to the applicant. By law, it is required that this letter is sent to these applicants.

**ANIMALS:** All Peak Living communities abide by Breed Restrictions, including Akitas, Alaskan Malamutes, Bull Mastiffs, Bull Terriers, Chow-Chows, Dalmatians, Doberman, Pit Bulls (American Pit Bull Terrier, American Shaffordshire Terrier, American Staffordshire Bull Terrier), Rottweilers, Shar Peis, Siberian Husky breeds and Wolf Hybrids.

**CRIMINAL HISTORY:** Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nol-prosses", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.

If you need to call us back with more information, please do so within your 72-hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until Management approves the application.

Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

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Applicant Date Peak Living Representative Date

