



RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in leasing in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. All persons residing in the apartment must complete a TAA Rental Application. The head of household is required to be a minimum of 55 years old. An additional occupant under the age of 55 will only be considered if the head of household meets the minimum age requirement and the additional occupant must meet all other qualifying criteria. (Married couples may complete one application).
2. Monthly income must be verifiable. Total monthly income of all applicants must be 2 times the monthly rent.
3. Applicant must have a minimum of 6 consecutive months of verifiable rental/mortgage history. Second chance leasing is available at this property as long as the housing debt is great than 2 years old and acceptable rental history has been established after housing debt occurred.
4. There are a maximum number of occupants in each floor plan that cannot be exceeded at any time during your residency.

OCCUPANCY LIMITS

<u>UNIT TYPE</u>	<u>STATUS</u>
One Bedroom	2
Two Bedroom	3

6. Pets are welcomed at this community. We allow a maximum of 2 pets per apartment. The pet(s) full grown must weigh no more than 25 lbs. Management must approve of the animal prior to move-in.
7. A credit and criminal report will be processed on each applicant. Credit history is screened through a third party vendor for approval recommendation. Consideration is given to timely payment history, debt-to-income ratio, previous mortgage history, reported rental history and utility debt. Applicants with an open bankruptcy will not be accepted. Applicant must have a check verification code of "accepted" as provided by "Telecheck" in order to enjoy the privilege of paying rent and other charges with a personal check. If the applicant fails to meet this requirement, but is otherwise approved for residency, they will be required to pay by cashier's check or money order only.

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