

The Nottingham Village

Rental Criteria

Welcome to our community. Thank you for making this community your new home. In order to reside in our community, we require that each applicant must be 18 years of age and meet certain rental criteria. Before you fill out our Rental Application, we suggest that you review these requirements to determine whether you meet them. Please note that the term "Applicant" provided below applies to all residents to be identified on the Apartment Lease Contract and the person or persons to be responsible for paying rent. Please note that is our current rental criteria; nothing contained in these requirements have been met and is limited to the information we receive from the various credit/criminal reporting services used. **All prospective residents will be required to meet the following qualification standards to include, but not limited to:**

- OCCUPANCY:** No more than three individuals per bedroom may occupy an apartment unit.
- INCOME/EMPLOYMENT:** Total monthly combined household income must be at least three (3) times the amount of the apartments monthly rental (rent/utility) rate. Income verification must include one of the following: provide a copy of (3) most recent pay stubs showing YTD earnings; written verification from employer(s) that includes rate of pay or salary; financial statement certified by financial institution or an accountant, etc. Inconsistent wages (tips, commissions, etc.) will require notarized verification. Other sources of verification will be original bank statements indicating automatic deposits, W2, 1099 tax return, and LES statements.
- CREDIT:** Must have satisfactory credit history. No foreclosures will be accepted. Bankruptcies may be accepted if over 5 years old and if new credit history is in good standing. If no credit history: we will require an additional deposit equal to one month's market rent.
- IDENTIFICATION:** All applicants must have a government-issued I.D. If you have indicated on the Rental Application that you are not a U.S. Citizen, you will be required to complete the "Supplemental Rental Application for Non-US Citizen".
- NON-CITIZENS:** Applicants who are citizens of another country must provide (1) a passport; (2) the INS document that entitles the applicant to be in the United States and (3) proof of employment in this country. This community may ask to make a photocopy of any of the applicant's INS documents, passport and visa. In addition, for applicants who do not have credit history in this country and/or guarantor, *this community will accept in lieu of the credit/guarantor requirements and additional deposit equal one month's market rent, unless otherwise expressed in writing by management.*
- CRIMINAL HISTORY:** A criminal history background check will be done on all applicants over the age of 18. Under no circumstances can a waiver be granted to any new applicant who has a felony conviction, a sex offense conviction, or whose name appears on a sex offender registry maintained by law enforcement officials. Applicants will be rejected if applicant has a plea of guilty to, been convicted of, or received deferred adjudication for: (a) A Felony: of any kind no matter how long ago it was. (b) A Misdemeanor for any of the following charges no matter how long ago: burglary of habitation, building or vehicle, assault of any kind, selling, possession, manufacturing of any amount or kind of drug, any weapon related charges, and or any sex crime.
- RENTAL HISTORY:** Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past (12) months. Landlord must also be willing to re-rent to resident.
- GUARANTORS:** All guarantors must have a verifiable source of income in an amount no less than five (6) times the market rental rate. If a guarantor is needed, they must meet the entire qualifying criteria as presented above. A guarantor may be accepted for lack of rental history or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, and reside in the United States.

This community supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status.

FALSIFICATION: Any falsification of information on the application automatically disqualifies the applicant or occupant and will result in retention of any and all application, administration, and security deposits.

SECURITY POLICIES: We are concerned about your safety, but we cannot provide or guarantee it. As you can appreciate no one can ensure your safety. No matter what measures the owner takes no security system, patrol or electronic security device can prevent crime.

LOCATOR SERVICES: If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees—even though they may initially process rental applications and fill out our lease forms. You should require any locator services you use to furnish you their privacy policies.

I HAVE READ AND UNDERSTAND THE RENTAL POLICIES OF THIS COMPANY.

Applicant Signature

Date

Applicant Signature

Date

