

Meadowlark Apartments

RENTAL CRITERIA

- 1) **We are an equal opportunity housing provider.** We fully comply with the Federal Fair Housing Act. We do NOT discriminate against any person on the basis of race, color, religion, national origin, sex, familial status or physical or mental handicap. We also comply with all state and local fair housing laws.
- 2) **Photo identification.** Any person 18 years of age or older interested in viewing an apartment will be required to provide photo identification and complete a welcome card. The photo identification will be returned upon completion of the tour. Tour subject to staff availability.
- 3) **Apartment availability policy.** We update our list of available apartments as each apartment becomes available. An apartment that was unavailable in the morning may become available later that same day. Likewise, an available apartment could be approved to a pending applicant at any time and removed from availability.
- 4) **Occupancy guidelines.** A maximum of 2 occupants per bedroom are allowed. With regard to an “infant”, the infant shall not be counted in the total number of persons to be occupying the apartment. As used in this Rental Criteria, “infant” shall be defined as and shall include any child up to the age of twelve (12) months.
 - 2 occupants for a 1 bedroom
 - 4 occupants for a 2 bedroomResidents who have an “infant” less than twelve (12) months old at the time of rental application or lease renewal and whose “infant” has reached twelve (12) months of age during the lease term will be required to transfer to another apartment with more bedrooms within six (6) months or the end of the lease term, whichever is the later date.
- 5) **Rental Criteria:** To qualify for an apartment, you must meet the following criteria:
 - a. **Income.** Reliable employment history and verifiable gross monthly income of applicant must be at least three (3) times the monthly rent of the apartment. Applicant must be employed or have verifiable retirement income or social security income. In the case of roommates, each roommate must have gross monthly income of three (3) times the monthly rent of the apartment. Each applicant is 100% legally responsible for the full rent.
 - b. **Age.** The applicant must be at least 18 years old.
 - c. **Occupants.** All, except immediate family members under 18 years of age, must apply for lessee status and complete an application.
 - d. **Credit history.** Your credit record must be satisfactory.
 - e. **References.** Satisfactory references from previous and present rental history.
 - f. **Pets.** No pets are allowed on the premises.
 - g. **Criminal Background Check**
- 6) **Application process.** You must submit a rental application and pay the \$35 nonrefundable application fee. In addition, you are required to submit your security deposit with the rental application. If you meet our criteria, we will approve your application. If your application is denied, the security deposit is returned to you. The security deposit money is forfeited as liquidated damages if, after, approval of the rental application, applicant fails to occupy the apartment unit for any reason. We rent available apartments to applicants in the order that their applications are approved.
- 7) **Automatic rejection.** Any application with falsified information, income below requirements, unpaid housing debt or an unpaid eviction is automatically rejected.
- 8) **Non-U.S. citizens.** All non-U.S. citizens must complete the Supplemental Non-U.S. Citizen Application and provide a copy of their passport and visa.
- 9) **Guarantors.** Guarantors will not be accepted.

Please note that this is our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our company that all residents and occupants currently residing in our community have met these requirements. REV 4/13/16