

TriArc Living
Resident Selection and Rental Criteria

Property – The Estates

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| Application Fee: | \$50.00 per adult applicant n/a for a married couple |
| Administration Fee: | \$150.00 for a one bedroom \$200.00 for a two bedroom \$250.00 for a three bedroom |
| Security Deposits: | No refundable security deposits are required. |

Pet Policy:

Pet Deposit \$400.00 per pet \$250 of this amount is non-refundable.

Pet Rent: n/a

No more than (2) pets per apartment. Pets must weigh less than 30lbs (adult weight). Breed restrictions apply. No aggressive breeds accepted.

Rental History:

- A. Applicant must have verifiable rental history with satisfactory payment history and no history of disturbances or disruptive behavior.
- B. Negative rental history will be considered if the derogatory history is older than (24) months and if the applicant has at least (12) months of satisfactory rental history from a non-family member since the negative rental history occurred or was reported.

Employment/Income History:

- A. Applicant must provide current verifiable employment history.
- B. Applicant must provide verification of income for the most recent (2) months.
- C. Acceptable forms of income documentation are, but not limited to:
 - 1. Employer check stubs (two current consecutive months)
 - 2. Award letters (SSI, Child Support, Disability payments, etc.)
 - 3. Bank statements showing regular, consistent deposits
Prior year's tax return
- D. Total verifiable income per month must EXCEED (3) times the monthly rent. Example: For an apartment renting for \$1,000 per month, verifiable household income must be \$3000.00 per month or more.

***Notarized letters of employment are NOT acceptable documentation of employment or income.**

Criminal History: A complete and thorough background check will be conducted. Management may deny residency to applicants if one or more of the following conditions exist:

- A. Conviction of the applicant or any member of the applicant's household of a felony in any state or federal court.
- B. Conviction of the applicant or any member of the applicant's household of a misdemeanor excluding non-violent crimes. Examples of exclusions include traffic citations, theft by check or trespassing. Exclusions are not limited to these examples.
- C. Conviction for possession or distribution of a controlled illegal substance.
- D. Conviction for possession of an unregistered firearm or possession of an illegal weapon.
- E. If the background check discloses an instance of differed adjudication, the applicant must provide proof that the charges have been dismissed and are no longer pending.

Management will deny residency to the applicant for the following:

- A. If any member of the household has been convicted and registered under any state or national sex offender program.
- B. If any member of the household has been convicted of any aggravated or violent crime including but not limited to murder, manslaughter, vehicular manslaughter, aggravated assault, rape, or aggravated robbery.
- C. If any member of the household has been convicted of any act of terrorism or is listed on any terrorist watch list.

Exception Policy:

Management may require an additional high risk fee for any application that falls short in (1) category but meets all other criteria. This will be considered on a case by case basis.