

TriArc Living

Resident Selection Criteria

Selection and Rejection Criteria:

Rental History:

- A. Persons who have a history of disturbances of neighbors, destruction of property, or other disruptive or dangerous behavior which includes behavior or conduct which adversely affects the safety or welfare of other persons by physical violence, gross negligence, or responsibility, which damages the equipment of premises in which the family resides, or which is disturbing or dangerous to neighbors or disrupts sound family and community life will not be selected for occupancy.
- B. Applicants must have a satisfactory history of timely rental payment with non family landlord's. A history of late payment rent may be grounds for non-selection.
 - a. First time renters will be accepted if all other criteria are met under the exception guideline below.
- C. Management will verify current and previous landlords.

Credit History:

All available credit references will be checked. The following items will be considered as examples of unfavorable credit reference, and will serve as the basis for rejections of eligibility:

- A. Outstanding rental debt to landlord including collections, judgments, and evictions.
 - a. One landlord debt will be considered if the applicant has at least 12 months satisfactory rental from a non-family member since the debt was incurred, with an additional high risk fee.
 - b. If the landlord debt is over 24 months and no positive rental has been established the application will be considered if all other qualifications are met. A high risk fee may be assessed equal to 1 month's rent.

Management's inability to verify credit references may be grounds for rejection of application. Consideration will be given to special circumstances in which credit has not been established for some reason (income, age, marital status).

Employment/Income History:

Applicant must provide current verifiable employment history for a consecutive six (6) months employment. Applicant must provide income verification of 2.5 times the leased rent or fair market amount. Acceptable forms of documentation are:

- Employer check stubs-Two current consecutive months
- Award letters
- Bank statements
- Tax returns if applying within the first quarter of the reporting year
- 1099 if applying within the first quarter of the reporting year

Notarized letters of employment are not acceptable under any circumstances:

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 member of the applicant's family, of a felony in any state or federal court.
- B. Conviction of the applicant or member of the applicant's family of a misdemeanor, excluding non violent crimes. An example of exclusion might be traffic citations, theft by check, or trespassing. Exclusions are not limited to these examples.
- C. Conviction of applicant or member of applicant's family for possession or distribution of a controlled illegal substance.
- D. Conviction of applicant or member of applicant's family for possession of an unregistered firearm or possession of an illegal weapon.

Management will deny residency to applicant for the following:

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

Attempted Fraud:

Any information provided by the applicant that verification proves to be untrue may be used to disqualify the applicant for admission on the basis of attempted fraud. The property considers false information about the following for being grounds for rejecting an applicant:

- A. Income, assets, family composition
- B. Social Security numbers
- C. Allowances
- D. Previous resident history or criminal history

Exception Policy:

Management may require an additional high risk fee for any application that falls short in 1 category but meets all others. An example (not limited to this one example)

- First time rent that meets 6 month employment, income, and criminal criteria.

Occupancy Standards

Dwelling units are to be leased in accordance with the standards set forth below:

Person Per Household

Bedroom Size	Minimum	Maximum
0	1	2
1	1	2
2	1	4
3	1	6

No more than two persons shall occupy a bedroom. In the event a child less than the age of one year becomes a member of a household and the addition of such child would otherwise cause such household to be in violation of the properties occupancy standards, such household shall be permitted to remain in its current apartment unit until (i) the expiration of the household's current lease (ii) the end of the calendar month during which the child becomes one year old.

Acknowledgment

By signing below I acknowledge that I have received a copy of the Tenant Selection Plan, I understand and agree with these terms. **Failure to provide all required information or providing falsified information, including all information on the application, will result in the forfeiture of all monies submitted.**

Applicant Signature

Date

Applicant Signature

Date

Agent Signature

Date