

**RENTAL CRITERIA**

**APPLICATION FEE IS NON-REFUNDABLE:** The rental application fee of \$50.00 per adult applicant, is non refundable. Because there are no exceptions, it is important that you review this document carefully before submitting an application, making certain that, to the best of your knowledge; you met the rental qualification stated. Then if you wish to apply we will accept your application and the non-refundable application fee.

**THE FOLLOWING QUALIFICATION STANDARDS FOR RENTAL OF AN APARTMENT HOME APPLY TO ALL APPLICANTS APPLYING TO THE PIERRE BUILDING:**

**PHOTO IDENTIFICATION-** At the time of application, you will need to show valid photo identification. This can be state or federally issued. Acceptable identification includes a driver's license, passport, and/or state issued photo identification card. Upon move-in a copy of your photo id will be required for identification purposes and a copy will be kept in your resident file.

**ADDITIONAL RESIDENTS WILL BE NAMED ON THE LEASE-** Any resident who is not a dependent child of the primary applicant must be named on the lease and must meet all the same criteria as the primary applicant. Co-signers may be considered upon approval of management for lack of credit, rental history or employment history. Co-signers must qualify on verifiable income of no less than five (5) times the rental rate. Co-signors will be not considered for applicants who have unfavorable references with regards to credit, rental history or employment.

**PETS -** Pets are limited by size and breed. At full growth, pet may not exceed **25** pounds. There is a limit of **1** pet per apartment. A deposit of **\$500.00** per apartment required for pets in the apartment. Pet rent of **\$25** per month is required. In general, only common, domestic, nonaggressive animals will be accepted. No exotic pets (such as reptiles, ferrets, pot belly pigs) are permitted. Birds, if permitted, must be caged at all times. Fish tanks, if permitted, may not exceed 40 gallons and must be properly supported. Dogs, if permitted: at a minimum, residents will not be allowed to have a dog that is a Pit Bull, Rottweiler, Doberman, German Shepherd, Malamute, Bull Terrier, wolf-dog hybrid, Chow-Chow, Great Dane and any dog that manager believes, in its sole discretion, is a cross breed or related to any of these breeds. We may also restrict any breed that becomes known as aggressive, in our sole discretion. Other animals may be excluded. We may require the removal of any pet that shows aggressive behavior. Pet rules apply to all pets at the Community, including those pets that are visiting or are temporary.

**INCOME-** Total monthly gross income (before taxes) must be at least two (2x) times the amount of the monthly apartment rent. Income will be verified.

**EMPLOYMENT-** Income from your employer must be verified by either supervisory personnel or the Human Resource Department of your current and past employers, and two current pay stubs. Employment verification must cover a two year period. If you are self-employed or retired, you must provide proof of income and/or your ability to pay rent for the terms of the lease by furnishing copies of Federal Income Tax returns filed for the past year, a current certified financial statement and/or photocopies of your most recent bank statement.

**CREDIT REPORT-** There is a full credit history prepared by an outside agency. All credit must be rated satisfactory.

**RENTAL HISTORY-** Any negative rental history is grounds for the denial of your application. Negative rental history included but is not limited to the following: any breach of a lease agreement, excessive late payment and excessive NSF check writing.

**ADA STATEMENT:** Hesta Management, LLC is committed to compliance with all federal, state, and local fair housing laws. Hesta Management, LLC subscribes to a universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes. All persons involved with leasing and operation of apartment homes are provided with diversity training on fair housing laws and Hesta Management, LLC corporate policy.

**Criminal History –** We perform criminal background checks in accordance with applicable federal and state laws. Your signature on the Application for Residency authorizes us to check not only your credit history, but also any arrests or convictions. All records are evaluated from the date of disposition. If you have been convicted of manufacturing or distributing a controlled substance as defined in sec.102 of the Controlled Substances Act (21 U.S.C 802) your application will be denied. If you have been convicted of any other crime that shows a demonstrable risk to tenant safety and/or property within the past six (6) years your application may be denied after consideration of the nature and severity of the crime and the amount of time that has passed since the criminal conduct occurred. Additional factors may also be considered on a case by case basis. You should provide any mitigating information or documentation that you would like to be considered regarding any prior conviction along with your application.

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Signature Date

\_\_\_\_\_  
Signature Date

Updated:  
1/31/17