



THE ELAINE RENTAL CRITERIA POLICY STATEMENT

1. Welcome to The Elaine. Before you apply to rent a unit at the Apartments, please take the time to review these rental criteria. The term "applicant(s)" under these criteria means the person or persons that will be signing the Lease as "resident"; the term "occupant(s)" in these criteria means the person or persons that are authorized occupants under the Lease. Some of our criteria apply to the applicants only; other criteria apply to all adult occupants. Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing at the Apartments have met these requirements. There may be residents and occupants that have resided at the Apartments prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used. We are an equal housing opportunity provider. All applications will be judged without regard to any individual's race, color, religion, sex, handicap, familial status, national origin, genetic information, gender identity, sexual orientation or pregnancy.
2. **Occupancy Policy:** A family may occupy a unit if the family does not exceed two persons per bedroom plus a child who is less than twenty-four months old and who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than twelve months old at the time of rental application or lease renewal and residents whose newborn has reached twelve months of age during the lease term may be required, at that time, to either: (1) move into another available unit which has more bedrooms; or (2) move out. Rent for a larger unit will be at the rental rate at the time the lease is entered into for the larger unit. For the purposes of this occupancy policy, a "family" shall consist of the following persons: one or more individuals being domiciled with: (1) a parent or another person having custody or care of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.
3. **Occupancy Standards (pertaining to a non-family group)**

One bedroom	- Two persons per apartment
Two bedroom	- Two adults per apartment - No more than four persons
Three bedroom	- Two adults per apartment - No more than six persons
4. **Criminal History Requirements:**
 - a. Except as provided below, an applicant or occupant may not have had a criminal history of being convicted of or being subject to deferred adjudication for any felony offense or any sex-related offense (felony or misdemeanor) (or similarly identified offenses in other jurisdictions).
 - b. Notwithstanding subsection a, applicants or occupants will not be denied solely for having a criminal history of being convicted of or being subject to deferred adjudication for a felony offense identified by the Chicago Penal Code as Theft, Fraud, Computer Crimes, Telecommunications Crimes or Intoxication and Alcoholic Beverage Offenses (or similarly identified offenses in other jurisdictions) or an offense identified in the Chicago Controlled Substances Act as Delivery of Marijuana or Possession of Marijuana (or similarly identified offenses in other jurisdictions) if the probation, detention or other sentence was completed within 7 years from the date of application.
 - c. No applicants or occupants may have a criminal history of being convicted of or being subject to deferred adjudication for any offense not identified above (felony or misdemeanor) if the applicant or occupant was originally charged with a felony or sex-related offense, even though the final conviction or deferred adjudication was based upon a lesser charge. Provided, however, if the original charge was for a felony offense identified in subparagraph b, the criminal history would not preclude an applicant or occupant from being accepted if the probation, detention or other sentence was completed within 7 years from the date of application.
 - d. No applicant or occupant may have a criminal history of multiple felonies or class A misdemeanors.

The owner of this community reserves the right, at owner's discretion, to reject the rental application for any other criminal offenses. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have met these criteria; there may be residents or occupants that have resided in our community prior to these requirements going into effect; additionally, our ability to verify this information is limited to the information made available to us by the resident credit reporting services used.

Credit, Income and Rental History Qualifications:

1. The applicants collectively residing in an apartment must have a monthly income of at least three (3) times the market rental amount (verifiable assets may also be used to meet income requirements).
2. Each Applicant must satisfy individual property's scoring requirements with respect to employment history, rental history and credit scoring.
3. Applicants that do not achieve the appropriate income requirement or scoring requirement for employment history, rental history or credit history are subject to being denied, paying a higher security deposit, having a guarantor (who must be a parent, adult child, grandparent, spouse or employer who meet applicable guarantor income requirements) or be required to prepay rent for all or a portion of the lease term.

Note: Equivalent verifiable assets may also be used to meet income requirements.