

ML Property Group

No person shall be subjected to discrimination because of race, color, religion, sex, handicap, familial status or national origin.

All Applicants are subject to eligibility requirements as established by the property and may be in accordance with a government regulated program. Some applicants may be subject to qualification for occupancy in accordance to income limits based on family size. Household income limits will be provided by management upon request of the applicant, during the qualification process. All occupants 18 and older will be lease holders/signers.

- Adult household members should be a U.S. Citizen or legal alien.
- Households where all adults and minors are full-time students may be required to meet exception criteria based on the affordable housing program at this community.
- This community does not allow co-signers for households that do not credit qualify.

The Rental Application and all other required paperwork in conjunction with the Application required to initiate the verification process must be complete and signed and dated by all household members 18 years of age and older. All Applicants must submit:

- Picture I.D. for all adults.
- Social Security cards for all household members.
- Birth certificates for all minors in the household.
- The required non-refundable application fee.

All Applicants must demonstrate:

- Current employment, or
- Certification of disability which prohibits employment, or
- Confirmation of formal retirement from employment, or
- Verifiable ability to pay rent at a ratio of rent to income of no higher than 40%, and
- A household income that complies to the income limits based on family size which have been established for this community and which are adjusted annually by the Department of Housing and Urban Development (HUD).

Occupancy standards:

	<u>Minimum</u>	<u>Maximum</u>
1 bedroom apartment	1 person	2 persons
2 bedroom apartment	2 persons *	4 persons
3 bedroom apartment	3 persons *	6 persons
4 bedroom apartment	4 persons *	8 persons

* = exceptions may be granted on individual circumstances to lower the minimum standard by 1 person.

All applications will be subject to a credit check, criminal background check, rental history verification, and employment verification. Applicants may be denied based on unfavorable findings as follow:

- A felony pending or conviction involving sex crimes, violent crimes, crimes against children or the manufacture or production of methamphetamines.
- Any other felony pending or conviction in the past 10 years.
- A misdemeanor pending or conviction of any drug or weapon crime, assault, simple battery, criminal trespass, giving of false information, loitering, prowling, pandering, prostitution, pimping or stalking in the past 10 years
- An eviction or poor rental or mortgage payment history, including any rental debt included in a bankruptcy.
- More than two outstanding non-sufficient fund checks.
- Poor credit is subject to denial or additional security deposit.

Equitable qualification standards are enforced. Reasons for application denial will be documented.