

One Sovereign Place

4883 Roswell Road

Atlanta, GA 30342

404.255.3668

onesovereignplace@firstcommunities.com

Rental Criteria

One Sovereign Place is committed to complying with all Federal, State and Local Fair Housing Laws. It is our policy to offer apartments for rent to the general public without regard to race, color, national origin, religion, sex, familial status, handicap or any other state or locally protected classifications. In order to assist with your decision on your new home, we are providing a list of guidelines used to qualify applicant for residency in our community.

Income/Employment

All persons applying for an apartment must have a verifiable source of income in a gross amount of no less than three times the gross rental rate. In the event of multiple applicants, roommates combined information will be considered, but individually, each roommate must earn no less than 3 times the gross rent. Income less than three times the gross rental rate may require additional funds be paid up front or a guarantor. Acceptable proof of income is as follows:

- Pay stubs or job offer on letterhead with salary
- Most recent tax return
- Child support or alimony order when court directed
- Grants, pension or trust funds
- GI benefits, disability, Social Security

Rental/Mortgage History

All persons applying for an apartment must have twelve (12) months of verifiable, satisfactory past history. An eviction or foreclosure could constitute for denial. Less than twelve months of history may require an additional deposit or a guarantor. Satisfactory history includes the following:

- No more than one late payment in a six month period or NSF is equivalent to one late payment
- Lease term fulfilled
- No lease violations
- Residence left in satisfactory condition proper notice given to vacate
- First time renters will be considered to have no rental history and therefore an additional deposit will be applicable.

Credit

All persons applying for an apartment must have established credit in good standing for the past two years. Lack of established credit or more than 50% negative credit may require an additional deposit. Negative credit includes but is not limited to the following:

- Past due accounts
- Judgments
- Liens
- Write offs
- Balance due to a rental or mortgage company
- Unresolved bankruptcy

Criminal Background Search

A criminal background search will be conducted for each applicant and occupant over the age of 18. It is our policy not to lease to applicants with **felony offenses, drug charges, crimes against persons or property or sexual offenses regardless of the length of time since the offense occurred**. If the criminal background search and/or information provided by you reveals past criminal behavior or pending criminal charges that violate our policies, your application may be denied.

Guarantor

A Guarantor may be considered for lack of employment/income. **A guarantor will not be substituted for unsatisfactory credit history, rental history or criminal history**. A guarantor must meet the same qualifications listed above but with the qualifying income increased to **five times** the amount of rent.

Pets

Pets are allowed on the property. Pet owner is allowed no more than 2 pets, a pet deposit per pet will be required in the amount of \$250.00 and \$10 pet rent. The pet weight limit is 35lb, and 18 inches in length.

Foreign Nationals

Foreign nationals must complete the same rental application as a United States Citizen. Foreign Nationals living or working in the United States must provide a valid documentation from the U.S. Department of Immigration and Naturalization (INS). Social Security number or a Visa stamped with stamped identification of entry date also known as an I-94 card. Income will be verified with a letter of intent to hire, work visa, work petition or verification of funds in a

United States Bank account. If income cannot be verified to the satisfaction of Management the lease must be paid in full with verified funds.

Occupancy Guidelines

The maximum number of occupants permitted to dwell in an apartment shall not exceed two (2) persons per bedroom. When we are renting to a “family” we will allow two persons per bedroom plus a person who is less than twelve (12) months of age. If you exceed our maximum per bedroom because one is older than twelve months at the end of the lease terms you must, at that time qualify for a transfer to a unit with more bedrooms if available or vacate the premises with proper notice.

For the purposes of this occupancy policy a “family” shall consists of one or more individuals who have not reached the age of eighteen (18) years being domiciled with:

- a. A parent of another person having legal custody of such individual or,
- b. The designee of such parent or other person having such custody with the parent or other person
- c. Any woman who is pregnant or person who is in process of securing legal custody of an individual who has not attained the age of eighteen (18) years.

Identity Verification

A US Government issues photo ID will need to be presented by all applicants, guarantors and occupants over the age of 18. All applicants, guarantors and occupants over the age of 18 acknowledge and consent to the community’s policy of retaining a copy of the identification.

Providing false information or falsified documents

If you provide false information on your rental application or falsified documents to support your application, your application for residency may be denied.

I have read and understand the Rental Criteria for this community

Applicant Date

Applicant Date

Management Date