

RENTAL CRITERIA

Welcome to Sadosa Ridge, a Walker Holder Residential managed property. The following rental criteria are compiled to ensure that a Walker Holder Residential community is your BEST MOVE.

Walker Holder Residential is an equal housing opportunity provider. All visitors must present a valid driver's license or other photo identification to view the community. Other acceptable forms of identification are a valid state-issued ID card, valid Military ID card, valid Passport, or a US Immigration and Naturalization Services issued VISA. All applications for apartment homes 1) will be accepted on a first-come-first-served basis 2) are subject to the availability of the apartment type requested 3) will be approved by complying with the rental criteria listed below 4) require the receipt of the application fee, pet fees (if applicable) and other fees as required. Rental applications are to be completed entirely. **Any omissions or falsifications may result in the rejection of an application or termination of lease.** An application review will result in one of the following: 1) Approved, 2) Approved with a Risk Fee, or 3) Denied.

Stage 1 - Criteria

All applicants must comply with the following before occupancy:

- Applicants must be of legal age (18 years or legally emancipated) and each applicant must complete an application and meet all rental criteria.
- All applicants are required to execute the lease agreement and each applicant is individually responsible for the total amount of the rent.
- All proposed apartment occupants must be listed on the application. Applicant must not have more than two persons residing in a one-bedroom apartment, not more than four persons in a two-bedroom apartment, not more than six in a three-bedroom apartment.
- The total of the entire Applicant(s) gross monthly income must be at least 2.5 times that of the monthly rental payment.
- Rental history may be verified on present and previous residence. A positive record of the prompt monthly payment, sufficient notice, with no damages is expected. Evictions, Skips, or Money Left Owing to a Landlord within three (3) years of application date or falsification of this application may result in an automatic rejection. **Neither guarantors nor additional security deposits will be accepted for negative rental history. Under the Fair Credit Reporting Act, applicants declined due to negative history reflected on their credit report will be notified in writing.**
- Applicant must have six months of consecutive, verifiable employment. If self-employed, retired, or disabled, the applicant must provide a photocopy of their tax return from the previous year, a financial statement from a CPA verifying their employment and income, or photocopies of their three most current bank statements illustrating the ability to pay rent, plus verifiable proof of self-employment, retirement, or disability.
- A credit report will be pulled on each applicant. An unsatisfactory credit report can disqualify an applicant from renting an apartment home in this community. An unsatisfactory credit report reflects past or current bad debts, late payments or unpaid bills, liens, judgments, or bankruptcies. Persons declined for no credit history may qualify with a higher deposit or Risk Fee. Under the Fair Credit Reporting Act, applicants declined due to poor credit history will be notified in writing.
- Applicant must submit all application fees, administration fees, risk fees, pet fees (if applicable), and other fees through the online payment portal.
- Each applicant is required to pay individual application fees.
- If Pets are allowed, pet fees are required at move-in for residents with pets. Animals trained to assist blind, deaf, or other disabled individuals are always permitted.
- Applicants understand that they will not be able to occupy or take possession of an apartment until all supporting paperwork is complete and signed by all parties.

Stage 2 - Criminal Background Check

A criminal background check will be run on all Applicants. An applicant may be automatically denied in the event the applicant(s) has been convicted of a felony, a misdemeanor, deferred adjudication, or has a case pending for any crime listed below; however, not an all-inclusive list. An automatic denial will occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies including the FBI, or other state and local law enforcement agencies. The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of any of the crimes listed below, and/or appears on the list of known terrorists, wanted fugitives, or national sex-offender database. Note: This requirement does not constitute a guarantee or representation that residents or occupants residing in this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

<u>Felony Convictions</u>	<u>Felony or Misdemeanor Convictions</u>	<u>Misdemeanor Convictions</u>
<ul style="list-style-type: none"> • Drug-Related Offenses • Bad Checks • Fraud or Forgery • Trespassing • Assault • Theft, Robbery • Disorderly Conduct • Prostitution • Weapons Law • Family Related Non-Violent 	<ul style="list-style-type: none"> • Violent crimes • Sex-related crimes • Drug/Narcotic Sale/Manufacture • Arson • Extortion, Embezzlement • Possession of Burglary Tools • Forgery, Larceny • Possession of Stolen Goods • Destruction of Property 	<ul style="list-style-type: none"> • Assault • Drug-Related Offenses • Bad Checks • Fraud • Purposely obstructing law • Trespassing • Theft, Robbery • Prostitution • Weapons Law • Family Related Non-Violent

Applicant understands that application fees are non-refundable. Declined applicants will receive a refund for their administrative fee and security deposit if paid as long as the denial was not due to a falsified application. If an application was falsified, all fees paid will be forfeited as liquidated damages. In the event, the applicant cancels, all fees paid will be forfeited as liquidated damages. **Applicant's Initials** _____

Applicant Signature

Date

Applicant Signature

Date

