Tenant Selection Criteria for Apartments*:

- Requirements
    - At least eighteen years of age
    - Verifiable source of stable income (employment, pension, grant, SSI, etc.)
    - Verifiable financial references (checking, savings, loan, etc.)
    - Ability to afford rent, utilities and other financial obligations (our discretion)

- Preferences (additional deposit and/or co-signer <u>may</u> be required if these conditions are not met – our discretion)
    - One year at current or previous place of employment
    - Positive rental reference (one year or more) (Landlord cannot be a relative of applicant)
    - Established credit in good standing

- Instant Denial Items (Red Flags)**
    - Foreclosure
    - Repossession
    - Eviction
    - Bankruptcy (may be acceptable under certain circumstances – call for info.)
    - Civil Judgment
    - Drug-related Conviction
    - Violent Crime Conviction
    - Poor reference from current or prior Landlord (regardless of reason)

Occupancy Requirements:

Dogs are not allowed in apartments (regardless of size or breed). While we do not discriminate based on marital status, we only allow one occupant in each of our efficiency and studio apartments. We do not allow more than two occupants in each bedroom. Any occupants under eighteen years of age may only share a bedroom with another occupant of the same gender. Parents of children under six years of age may not qualify for apartments that are only equipped with a shower stall (children under six years of age must have access to a bathtub). Our occupancy requirements are designed to protect us from, and keep us in compliance with, any/all current and/or future federal/state/local occupancy codes.

* Tenant selection criteria are subject to change, without notice. We reserve the right to approve or deny any applicant, for any reason, with the following exceptions: race, color, gender, age (over eighteen), religion, and marital status.

** Prospects with any Instant Denial Items need not apply.

Revised: 3/15/2004