



Qualification Guidelines

Welcome to Rollingwood Apartment Homes. U.S. Residential Group is pledged to the letter and the spirit of the U.S. Residential Group Policy for the achievement of Equal Housing Opportunity throughout the nation. It is the policy of U.S. Residential Group to adhere to the Fair Housing Act, which prohibits discriminatory housing practices, based on race, color, religion, sex, handicap, familial status, or national origin.

Please note these are the current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect: additionally, our ability to verify whether these requirements are met is limited to the information we receive from various resident reporting services.

Rental Criteria:

- A rental application must be completed for each individual age eighteen (18) or over, Or by a combined credit couple, including guarantors if required. A fee of \$32.00 per application will be due prior to processing any application.
- Each applicant(s) gross monthly income must be verifiable and meet or exceed 3 times the monthly rent, or a guarantor/co-signer must be included in this application. For combined credit couples, your gross monthly income must be verifiable and meet or exceed 3 times combined.
- Applicants must have verifiable employment and/or income history. Self-employed persons must provide a copy of the prior year's tax return. Unemployed applicants must provide documentation regarding sources of income, e.g. - social security, pension, savings, interest, or provide a guarantor/co-signer that meets the guarantor/co-signers qualifying standards below. Copies of all documentation will be retained in the lease file.
- Applicants must have verifiable rental/mortgage history. Applicants with negative resident history outstanding debt to an apartment community/landlord or eviction from apartment community/landlord- will be denied. Guarantors/co-signers cannot be substitute for this requirement.
- Applicants must have favorable credit history. Favorable credit history is no credit or more positive credit than negative. All outstanding obligations will be considered. Any applicant with an unfavorable credit history will be denied. Or must provide a guarantor/co-signer that meets the guarantor/co-signers qualifying standards below.
- Guarantors/co-signers must meet all of the above qualifications and must have at least six (6) times the monthly rent of the apartment being applied for. The guarantor must physically sign the lease in the office or in front of a notary.
- Any applicants who have been determined to have criminal conviction or current indictment for possession, sale, manufacture or distribution of controlled substances, prostitution, theft, burglary, felony, fraud, or for any crimes involving firearms, weapons or crimes against persons or property will be denied residency and occupancy. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication differed", further documentation may be required and applicant may be denied on this basis. Guarantors/co-signers cannot be a substitute for this requirement.

Management reserves the right to add or delete any or all of the above guidelines and qualifications.

I have read and understood the Guidelines and Qualifications for Rollingwood Apartments.

Prospective Resident (s)

Date

Prospective Resident (s)

Date