

RESIDENCY QUALIFICATION GUIDELINES

We are very excited about our community and would like to thank you for giving us the opportunity to share our excitement with you. For your review we have listed the required criteria for residency at our community. You must be at least 18 years of age to submit a rental application with our company. An application must be submitted for each applicant 18 years of age or older. All persons who will be signing the lease as a "Resident" must qualify.

OCCUPANCY LIMITS

1 Bedroom	2 Occupants
2 Bedroom	4 Occupants

ACCEPTED APPLICATIONS

1. Employment

- A. A verifiable employment history
- B. Retired
- C. Full-time college student with guarantor

2. Salary/Income

- A. Total combined monthly income of all "Residents" must equal 3 times the "Market Rental Rate"
- B. Income must be verifiable by:
 - 1) Employer
 - 2) **Copies of the past two paycheck stubs**
 - 3) Tax records

3. Residence/Rental History

- A. Positive rental history required
- B. Residence history must be verifiable by:
 - 1) Landlord
 - 2) Mortgage history reflected on credit report
- C. First time renters may require a guarantor

4. Criminal Background Report

Criminal Record must not include any history of criminal activity which, in the opinion of management, would make the applicant an undesirable tenant.

5. Credit

Positive credit lines are required. Accounts placed for collection, reported as a loss or as a charge off within the past three years will constitute negative credit. Co-signers will NOT be allowed for unacceptable credit.

6. Government Issued Identification and Picture Identification.

DENIED APPLICATIONS

If any of the following apply the application will be denied.

- 1. No verifiable income
- 2. Unpaid rental related debts
- 3. Negative past or present landlord reference
- 4. Falsification of application
- 5. Pending bankruptcy

EQUAL HOUSING

It is the expressed policy of this community and Fairfield Property Management that we do not discriminate against anyone because of race, color, religion, sex, handicap, familial status, or national origin.