

Reasons for Denial:

We work with neighbors and other landlords in the area to maintain the quality of the neighborhood. We make sure that people do not use rental units for illegal activity. To that end, we have a thorough screening process. If you meet the criteria and are accepted, you will have the peace of mind of knowing that other renters in this area are being screened with equal care and, as a result, there may be a reduced risk of illegal activity occurring in the area. Please review our list of criteria and if you meet the criteria, please apply. Please note that we provide equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, or familial status. A complete application is required for each adult 18 years of age or older. If a line is not filled in, and the omission is not explained satisfactorily, we will return the application to you; rental application fees will not be returned. Your rental history must be verified by unbiased sources. If you are related by blood or marriage to one of the previous landlords listed above, or your rental history does not include at least two previous landlords, we may require a qualified cosigner on your rental agreement (qualified cosigners must meet all applicant screening criteria and pay the fee for background and credit checks) or an additional security deposit. It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you owned—rather than rented—your previous home, you may furnish mortgage company references and proof of title ownership or transfer.

You must have sufficient income/resources. If the rent payments will exceed 33% of your monthly verifiable income before taxes, your application will be denied. We must be able to verify independently the amount and stability of your income through sources such as pay stubs, employer/source contacts, or tax records. If you are self-employed, you will be required to submit a business license, tax records, bank records, or a list of client references. Section 8 and other housing vouchers are not accepted as income. False information is grounds for denial. Your application will be denied if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated immediately.

Criminal convictions for certain types of crimes will result in denial of your application. Your application will be denied if, in the last 10 years, you have been convicted of any type of crime [including the manufacture or distribution of controlled substances] that would be considered a

serious threat to real property or to other residents' peaceful enjoyment. Certain court judgments against you may result in denial of your application. If in the past 10 years, you have been through a court-ordered eviction or had any judgment against you for financial delinquency, your application will be denied.