

## RED OAK RENTAL CRITERIA

Red Oak Management does not discriminate against any person based on race, color, religion, gender, national origin, familial status, or disability. The rental criteria listed below explains the policies of this community with regard to standards that must be met by each applicant in order to be approved for residency.

Property Name and Location: \_\_\_\_\_

**Age**— All applicants must be of legal age. All parties 18 years or older are required to complete an application.

**Identity Verification**— All applicants (and co-signers when applicable) are required to show a driver's license or a government issued photo identification.

**Income**— We require that your combined household gross monthly income be equal to or greater than three times the market rent.

**Credit History**— Credit history will be verified by Amrent, a third party verification service. The applicant will receive a credit score based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit score, the application will be accepted, denied or accepted with conditions. Co-signers will only be accepted in the case of limited credit or rental history and the Cosigner must have income equal to 5 times the rent, plus pass all other criteria within.

**Criminal Background**— Criminal background checks will be conducted on all applicants by approved and authorized third-party firms. Red Oak Management will evaluate applicants' criminal background consistent with applicable federal, state, and local laws. Any applicant with a conviction within the last 3-10 years (depending on the crime(s)), or who has been released from incarceration within the last 3-10 years (depending on the crime(s) which led to the incarceration), for any crime(s) that reveal or indicate a demonstrable risk to the health, safety, or security of residents and their property may be denied. Red Oak Management will evaluate any convictions that are reported on a case-by-case basis to determine whether the applicant should be excluded. Considerations include: the nature and severity of the criminal conduct; the number of convictions; when the convictions occurred; the applicant's age at the time of the convictions; any rehabilitative efforts by the applicant; and the overall rental history of the applicant since being released from incarceration. If the applicant has any information regarding his/her criminal background that he/she would like to provide for consideration, including information regarding mitigating factors or evidence of rehabilitation, he/she may do so and it will be considered. For any applicant with pending arrests or charges that raise a concern for the health, safety, or security of the residents and their property, his or her application will be provisionally denied and he/she is invited to reapply once the arrest or charges have been resolved by a finding that the applicant was not guilty, the charges are dropped, or there was some similar resolution. Additional documentation may be required at that time to establish the applicant was found not guilty or the charges were dropped and/or resolved.

**Applicants with No Credit History or Full-Time Students**— If the applicant has no credit history or is a Full-Time student, upon confirmation from Amrent, the following will be required:

- Pay an additional deposit equal to one month's market rent
- AND, secure a co-signer to improve the score to an accepted. A co-signer must complete an application, pay the application fee, meet all of the rental criteria and sign the rental agreement. The co-signer will be held liable in case of any default by the applicant/resident.

**Residents of Foreign Countries**

If the applicant has no social security number, the following will be required:

- Proof of foreign citizenship;
- AND, written verification of employment or recent pay check stub;
- AND, proof of income equal to three month's rent plus one month's deposit OR payment of a deposit equal to three months' rent prior to move-in.

**Maximum Occupancy Standards**

- Efficiency apartment – 2 persons
- 1 bedroom apartment – 3 persons
- 2 bedroom apartment – 5 persons
- 3 bedroom apartment – 7 persons

**Application costs and fees**

- Application fee (per applicant): \$ \_\_\_\_\_
- Apartment deposit: \$ \_\_\_\_\_
- Administration Fee: \$ \_\_\_\_\_

**Pet Criteria and Deposits**

- A dog or cat is considered a pet. No caged or exotic animals are allowed.
- A maximum of two pets per apartment home are allowed.
- No dogs that are on our restricted breed list will be accepted.
- Pet photos and veterinary records within 30 days of application are required.
- Vaccination records must be updated annually
- Breed restrictions may apply.
- Service/Assistant animals are not pets and are not subject to the above criteria.
- Dogs must be on a leash at all times. Leash laws apply both inside and outside the building.

The deposits are as follows:

- Non-Refundable Pet Fee: \$600.00 first pet additional pet is
- Pet Rent (per pet): \$400.00 \$35.00 per month

**Renter's Insurance**— All lease holders are required to maintain renter's insurance with no less than \$100,000 per occurrence. It is your responsibility to provide proof of insurance prior to move-in.

**Automatic Denial**— Applicants will automatically be denied residency if: You falsify your application.

Please sign and return with completed application.

Signature	Date
Signature	Date
Signature	Date
Signature	Date

