



Statement of Rental Policy

It is Remington Ranch Apartments policy to offer equal housing for all people regardless of race, color, religion, sex, national origin, handicap status, familial status, or any other state or locally protected classifications.

Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the particular apartment type requested. "Available" apartments include those for which we have notice that an existing resident intends to vacate on or about a certain date. Circumstances not necessarily under management's control may delay the date of availability of an apartment which management may believe would be ready for a new resident. Whether a particular apartment is available can vary significantly within several hours or days.

To be considered for approval, all adults must fully complete a rental application. Any omissions, errors or falsifications may result in denial of an application or terminate the right to occupy the apartment. All applicants must be 18 years of age or older. All occupants 18 years or older must complete an application. People with a joint credit record may complete one application or apply for credit separately.

All applications are subject to approval through a third party Application Processing Agency. Approval/Denial/Conditional Approval is based on a review of the following criteria:

Income: Household gross income must be three (3) times the monthly rent. Legally married couples or those filing joint tax returns may combine income. Roommates must individually qualify for a small one-bedroom apartment.

Employment: Applicant must be employed or provide proof of income. Each applicant must provide written proof of income such as check stubs (TWO (2) MOST RECENT REQUIRED), offer letter, most recent year's tax record or three most recent bank account statements within 72 hours of completing an application. Attending school will be accepted as an alternative to being employed but applicant must still meet criteria with regards to income and credit. Students: Full time students must have a co-signer (guarantor) or verifiable student loan. Co-signer must meet all qualifying criteria and have a monthly gross income of six (6) times the rental rate. The co-signer must sign the original lease agreement. Full time students' status must be verifiable with a copy of a transcript or letter from registrar.

Resident History: Any applicant showing a rental debt or eviction will be automatically declined.

Credit: A complete credit history from a credit bureau is required. An accounts payable history satisfactory to the community is required.

Check Writing History: Check writing history will be reviewed for each applicant. An applicant, who has a negative check writing history, if otherwise approved, may be required to make payments in the form of Money Order or Cashier's Check.

Pets: Pets are limited by size and breed. At full growth, pets may not exceed 99 pounds. There is a limit of two pets per apartment. Pets less than 35 pounds require a \$400 pet deposit of which \$200 is a non-refundable pet fee. Pets over 35 pounds require a \$500 pet deposit of which \$250 is a non-refundable pet fee. Breeds which are typically considered "aggressive" will not be accepted.

Occupancy: Listed below is the maximum number of occupants per apartment:

One Bedroom / 2 occupants*
Two Bedroom / 4 occupants*
Three Bedroom/ 6 occupants*

* People over the age of six months old will be included in the occupancy number for the apartment.

Criminal: Applicants with felony convictions and/or convictions regarding a sex-related or drug-related crime will be automatically rejected.

Deposits: One Bedroom: \$250.00 Deposit – Includes \$100.00 non-refundable administrative fee.
Two Bedroom: \$350.00 Deposit – Includes \$100.00 non-refundable administrative fee.
Three Bedroom: \$450.00 Deposit - Includes \$100.00 non-refundable administrative fee.

Please ask our representative any questions you have regarding the Statement of Rental Policy.

Applicant Signature

Date

Remington Ranch Representative

Date