

### Resident Qualifying Criteria

We are delighted that you are interested in leasing at Veranda at Ventana. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses can complete on rental application.
2. The rental application will be reviewed at the time of submission to ensure we have all information needed to determine your eligibility.
3. Each applicant must provide government photo identification and allow it to be photocopied.
4. Applicants who are first-time renters or who do not have sufficient income under paragraph 6 below may qualify by having the lease guaranteed by a guarantor.
  - a. The guarantor must have a gross monthly income of at least three times the monthly rent.
  - b. The guarantor must meet all other qualifying criteria.
  - c. The guarantor must complete and sign a lease guaranty agreement.
  - d. The lease may be guaranteed only by a relative or employer.(Section 4 may not be applicable to this community)
5. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment (i.e. no more than two persons per bedroom). Children younger than six months are not considered occupants of the apartments at the time of the lease signing. When they are six months old, they are considered occupants.
6. Employment and monthly income must be verifiable. Total monthly income of all applicants must be three (3) times monthly rent.
7. Applicant(s) may be denied occupancy for the following reasons:
  - a. Falsification of application by any applicant
  - b. Incomplete application by any applicant
  - c. Insufficient income (total of all applicants)
  - d. Criminal conviction history of violent or sexual crime committed by any applicant or by other applicants (including occupants) who plan to live in the apartment
  - e. Poor credit history of any applicant (rental history reports are obtained) including:
    - i. Non-payment or frequent late payment of rent
    - ii. Eviction
    - iii. Drug use
    - iv. Poor housekeeping
    - v. Unruly, destructive and violent behavior to persons or property by applicant, applicant's occupants or applicant's guests.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.

