



WRH Realty Services is an equal housing opportunity provider. All applications for apartment homes 1) will be accepted on a first come-first served basis 2) are subject to the availability of the apartment type requested 3) will be approved by complying with the rental criteria listed below 4) require the receipt of the application fee, administrative fees (if applicable) and/or deposits, if required. All applicants must comply with the following prior to occupancy.

Identification Applicants must be at least 18 years of age or legally emancipated and provide a valid government issued photo identification that is valid for the entire lease term. Additional identification documents may be requested. Each applicant must complete an application and are required to pay a non-refundable application fee.

Occupancy Guidelines

All proposed apartment occupants must be listed on the application. Two persons maximum per bedroom (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law).

Income Requirement

The total of all the Applicant(s)' gross monthly income must be at least three times that of the monthly rent. Those having a gross income of less than three times the monthly rental payment can only qualify with the assistance of a valid guarantor. In lieu of a qualified guarantor, applicant(s) have the option of providing documentation of at least 10 times the annual rent in accessible assets AND paying a security deposit in the amount equal to two months' rent.

Employment History

Employment and monthly income must be verifiable. Acceptable proof of income is as follows: most recent paycheck stubs equal to four weeks' pay, most recent year's tax return, job offer letter on company letterhead. Those who lack such employment history will not be approved unless the applicant obtains a valid guarantor that is approved as per the approved guarantor requirements.

Guarantor

Guarantors will be accepted for income qualification purposes only and must be a resident in the United States. He/she must complete an application, make at least four times the monthly rent and have positive credit history. A guarantor will be a signor on the Lease Agreement and will also be fully responsible for the Lease Agreement if the occupying resident(s) default.

Credit History

A credit report will be pulled on each applicant. The applicant's information will be entered into a scoring system, which determines both rental eligibility and the security deposit amount, which will be required based on apartment size. An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. Evictions within the last three years will result in an automatic denial. Any unpaid rental debt would have to be paid prior to acceptance. Persons with no credit history may qualify with a one month rent deposit. Pursuant to the Fair Credit Reporting Act, applicants declined due to poor credit history will be notified in writing. Deposit amounts are contingent upon credit verification and will not exceed two months rent.

Animals

A maximum of two animals are allowed per apartment. Restricted breeds are as follows, but not limited to: German Shepard, Rottweiler, Chow, Pitbull, any mix of these breeds or any dog with a biting history. Animal deposits and/or fees are required to be paid prior to move-in. These restrictions, deposits and/or fees do not apply to qualified service or assistance animals.

Renter's Insurance

Lease Holder(s) are required to carry a minimum of \$100,000 of general liability insurance coverage per occurrence. To satisfy this requirement, you must provide evidence of coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we require that you list our community as an "interested party," "additional interest" or similar language.

Criminal Background Check

A criminal background check will be run on all Applicants who will reside in the apartment. It is possible your application may be denied due to criminal convictions.

Waitlist

Upon request, applicants and current tenants will be placed on a waiting list when a unit meeting their needs and desires is unavailable.

1. Only fully executed applications will be accepted and recorded by date. The community will create a waiting list of applications from potential residents based on the date and time the application for an apartment is submitted. The name of the applicant will be recorded on the established waiting list. Other included information for the waiting list will be: Eligible bedroom requirements based upon occupancy standards. Need for accessible apartment. Applicants covered by the Violence Against Women Reauthorization Act (VAWA).

Applicants on the waitlist will be contacted by email and/or phone based on the date he/she applied for an apartment. 2. Each available unit will be awarded to the first approved applicant who meets all of the community's guidelines. Provided however, when an

accessible unit becomes vacant, before offering the unit to a non-disabled applicant, the unit will be offered: (i) first, to a current occupant of another unit of the same project having disabilities requiring the accessibility features of the vacant unit and occupying a unit not having such features, or if no such occupant exists, then (ii) second, to an eligible qualified applicant on the waitlist having a disability requiring the accessibility features of the vacant unit. Preferences will be reviewed and considered at time of waitlist application and accommodation documentation submission.

3. Once a potential applicant has been notified of their approval, he/she will have three (3) business days to submit all forms of payments communicated to them by the property management staff.

4. After the third (3) business day, the community will no longer hold a unit and will award the apartment to the next approved candidate. The previous candidate will return to the waitlist.

It is the applicant's responsibility for reporting any changes such as address, family size, and phone numbers. Persons on the waitlist are required to update their household information every three (3) months either by phone, e-mail, or in writing to the leasing Office. Their name will be removed from the waitlist if they fail to contact management every three (3) months.

Acknowledgement

Applicant(s) acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

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