

THE ALIBI AT LAKE LILLY APARTMENTS

RENTAL QUALIFICATIONS

Fore Property Company and The Alibi at Lake Lily Apartments support State and Federal Fair Housing laws and prohibit discrimination in housing based on race, color, religion, sex, national origin, handicap, familial status, and other protected classes recognized by State law.

Fore Property Company requires all applicants to meet the following criteria to qualify for housing. All applicants and co-applicants must be 18 or older unless protected under familial status per the Fair Housing Act.

Income Verification:

The gross monthly income of all Leaseholders will be considered jointly (combined) and must equal no less than two (2) times the monthly market rental rate of the apartment. If your proof of income cannot be validated, your application will result in a denial. If an applicant does not meet the income requirements, a qualified guarantor must be obtained, or the applicant may be denied.

There are three (3) ways to verify income with VERO.

- By connecting to an employer or payroll provider; or
- By connecting to a bank account; or
- By uploading a W2/1099 and the last 3 paystubs

Guarantors:

Guarantors will be accepted to assist with income qualifications only and may not be used to replace the rental history requirement. Guarantors are required to make four (4) times the monthly rent.

Rental History:

All adults are required to sign the Lease Agreement and must have a satisfactory, verifiable rental history (i.e., no prior evictions, late payments, disturbing the rights and comforts of other residents, poor housekeeping, NSF check history, unauthorized occupants, property damage or failure to adhere to the policies and regulations of the community or management company). Anyone with no rental history may be required to post an additional deposit.

Note: All individuals aged 18 and older are considered leaseholders. It is assumed that applicants with minors in the household have legal custody or guardianship and will provide the minors' birth certificates. The minors will be listed as occupants on the lease.

Credit History:

Applicant(s) must have satisfactory credit history. TransUnion will conduct a complete credit check for each applicant. All applicants must qualify. Individuals who do not meet our standard criteria will be evaluated and may be required to pay a deposit equivalent to one (1) month's rent. Individuals with a bankruptcy, repossession, or foreclosure noted on their credit report will be elevated and, if considered, will be required to pay a deposit equivalent to one (1) month's rent. All outstanding balances to other apartment communities or utility companies MUST be settled before receiving application approval, and the applicant will be required to pay a deposit equivalent to one (1) month's rent.

Criminal History:

Applicant(s) must pass a criminal background check. All applicants must qualify. Fore Property strives to comply with the Federal Housing Act and all guidance set forth by the U.S. Department of Housing and Urban Development ("HUD"), with respect to Fair Housing application standards, and in an effort to prevent discrimination as to those applicants with a record of criminal conviction.



THE ALIBI AT LAKE LILLY APARTMENTS

RENTAL QUALIFICATIONS

Applicant and all proposed occupants acknowledge and consent to the performance of a criminal record screening check by TransUnion, where permitted by applicable law. Additionally, and where permitted by applicable law, Applicant and proposed occupants may have certain obligations to disclose the existence of specific criminal records when completing an application. If screening is required, the purpose of same is to determine whether applicant or proposed occupant(s) have a criminal record of “conviction.” This screening will be conducted upon Fore Property’s receipt of a completed application and payment of an appropriate screening fee. Screening will include a search of available public records and disseminated by appropriate Courts of origin or via other reporting agencies. Any criminal records of conviction discovered during screening or via disclosure on an application will be evaluated in accordance with Fore Property’s existing “Criminal Record Screening Policy” before determining tenancy approval. Please note: the existence of a criminal record of conviction will not automatically result in a denial of tenancy; a denial, whether permanent or limited in time, may occur if a criminal record of conviction is deemed to be in noncompliance with Fore Property’s existing “Criminal Record Screening Policy.”

Occupancy Standards:

One Bedroom: 3 persons maximum
Two Bedroom: 5 persons maximum
Three Bedroom: 7 persons maximum

Additional Information:

At the time of application, a NON-REFUNDABLE \$80 application fee will be charged per applicant, along with an additional NON-REFUNDABLE administrative fee of \$300. The application and administrative fees are payable by cashier’s check, money order, credit/debit card, or ACH. Apartments will not be reserved/held until the application fee and the administrative fee are received. Credit and criminal screening will only be run after all fees have been paid.

All security deposit amounts must be received in full before keys are delivered on move-in day. No payment arrangements may be made.

The Alibi At Lake Lilly is a pet-friendly community. Monthly pet rent is \$20 per pet per month, and a one-time Pet Fee of \$300 per pet is required prior to move-in. No more than three (3) pets are allowed per apartment. Breed restrictions apply. The breeds that are not permitted include, but are not limited to, Akita, Chow, Doberman Pinscher, German Shepherd, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Wolf, and all wolf hybrids, and any combination of these breeds. It is at the sole discretion of management to deem any other breed or specific animal as restricted.

Requests for Reasonable Accommodation:

Fore Property strives to comply with the Federal Housing Act and all guidance set forth by the U.S. Department of Housing and Urban Development (“HUD”) with respect to Fair Housing application standards and in an effort to prevent discrimination against those applicants with a record of criminal conviction. In accordance with applicable law, applicants or proposed occupants may request reasonable accommodation of this Policy. Upon receipt of any such request, Fore Property shall duly consider and evaluate the request, and provide applicant or proposed occupant a written response within a reasonable time frame.

NO CASH ACCEPTED FOR ANY TRANSACTION.

I have read and understand the Rental Qualifications.

Rev 10.2024



THE
ALIBI
AT LAKE LILLY