

## Qualifying Criteria - Group A

Your identity, income and employment will be verified, and your credit, criminal and rental history will be screened. All applications undergo:

✓ **Digital ID Verification** – We reserve the right to confirm your identity by using any available sources including third-party vendors.

✓ **Income & Employment Validation** – Electronic verification of account deposits along with pay stubs and bank accounts are verified for accuracy.

✓ **Credit, Criminal & Rental Background Checks** – A full review is conducted to assess eligibility.

Each prospective resident over the age of 18 when the application process commences is considered an applicant.

### Fraud Prevention & Consequences

Submitting **false, altered, or misleading information** (including fake pay stubs, false employment details, or identity fraud) may result in:

**Immediate application denial;**

**Forfeit of any Fees Paid;**

**Permanent disqualification from leasing at a Venterra- managed community.**

**Possible legal action, including reporting to law enforcement**

False information on the rental application could also be grounds for eviction should it be discovered after residency has been initiated.

### Rent/Income Ratio:

- Each applicant will be considered based on a combined income basis.
- Gross monthly income must be at least 3.0x the monthly rental amount to be paid by you or a guarantor will be required.\*
- A guarantor may be obtained for insufficient income but the guarantor must have verifiable income of at least 5.0x the monthly rental amount.\*
- Current full-time employment income, current part-time employment income and self-employment income is taken into consideration. Applicants are required to validate income for leaseholder and guarantors through either a secure connection to a bank or payroll and/or uploading paystubs, bank statements, 1099 or W2.

- \*Section 8 rent assistance may offset in whole, or in part rent/income ratio.

#### **Credit:**

- Information about you and your credit experiences including your bill-paying history, the number, type and age of accounts and your history of late payments, collection actions, outstanding debt, and tax liens will be considered. We reserve the right to incorporate an automated credit scoring system to determine your qualification and establish whether any further verification is needed and to determine your security deposit amount.
- If you have filed for bankruptcy, that does not mean you are automatically denied. The time since filing and your payment history after filing for bankruptcy will be taken into consideration when calculating the qualification score.

#### **Rental/Mortgage History:**

- Mortgage or rental history involves more than 3 NSF or late payments per year will result in denial of the application.
- Any foreclosure or eviction judgment within the previous 36 months will result in denial of the application. Judgements in the previous 37 – 60 months will require an additional deposit.
- Any unresolved rental debt or a history of lease violations will result in denial of the application.

#### **Applicants without History:**

- If you do not have an established rental or credit, you may still be considered with the payment of an additional deposit and/or a guarantor.

#### **Criminal History**

We comprehensively review all criminal history as part of our qualifying criteria. This includes evaluating the type and severity of the crime, as well as the length of time since the conviction. Our aim is to consider the whole picture and make a fair assessment. However, there are specific criminal histories that will result in being subject to denial of the application, and these are listed below.

##### **The following convictions or deferred adjudication for Misdemeanors:**

Weapons Violation: the date of application is within 7 years from completion of sentence

Property related crimes: the date of application is within 5 years from completion of sentence

Violence related crimes: the date of application is within 7 years from completion of sentence

Family related crimes: the date of application is within 7 years from completion of sentence

##### **The following convictions or deferred adjudication for Felonies:**

Theft of or Damage to Property: the date of application is within 15 years from completion of sentence

Drug Violation: the date of application is within 15 years from completion of sentence

Weapons Violation; the date of application is within 15 years from completion of sentence

Violence; the date of application is within 15 years from completion of sentence

Sexual Offenses requiring registration as a sex offender; the date of application is within 15 years from completion of sentence

Family related crimes within 15 years

Public justice related crimes within 15 years

Any applicant subject to being denied due to criminal history may appeal the denial decision by submitting a written request to us identifying any mitigating factors. Appeals will be considered on a case-by-case basis.

**Occupancy:**

Two persons per bedroom plus one (1) additional person under the age of 3 years may reside in a unit. Once the additional person reaches 3 years of age; at the end of current lease term, you must vacate or transfer to a larger unit which could accommodate the number of occupants, if a larger unit is available.

**Other:**

An application must be submitted by everyone who is 18 years of age or older who will be occupying the rental unit.

Everyone 18 years of age or older not listed on the original Lease Contract is required to apply individually for occupancy status and pass a criminal and rental background check.

At any time during the verification process you may be asked to provide additional documentation.

All Reservation Fees, Deposits and first month's rent are required to be paid by cashiers' check if the move in is within 10 days of the application date.

**Cancellations:**

All Reservation Fees are Non-Refundable.

Please note that these are our current criteria. Nothing contained in these requirements shall constitute a guaranty or representation by us that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided in our community prior to these requirements going into effect. Our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used. We are an equal housing opportunity provider. All applications will be evaluated in compliance with all laws prohibiting discrimination including those that prohibit discrimination based upon race, color, religion, sex, disability, familial status or national origin.

I/We have read and understand the Rental Requirements and Qualifications above. I/We agree to all terms stated above.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_