

Tenant Rental Requirements:

ALL APPLICANTS MUST QUALIFY UNDER EACH REQUIREMENT.

- **Credit/Background:** A complete check of credit & criminal history will be made. Applicant should have a favorable credit rating. Charged off accounts, collections, judgments, bankruptcies, within the past 5 years, may be a basis for denial.
- An applicant may be denied if they have been convicted of a felony in the previous 10 years and/or if they are still on probation or parole for a felony conviction, whichever is greater. Additionally, an applicant may be denied for convictions for any crimes against a person or property.
- **Rental History:** The applicant(s) should have a verifiable positive past rental references or have previously owned a home (with mortgage in good standing). This includes no late rent payments, lease violations, evictions or foreclosures.
- **Income:** A prospective Resident should meet the minimum income requirements:
 - 1 person must have a gross monthly income of at least 3 times the monthly rent
 - 2 persons must have a gross monthly income of at least 3.5 times the monthly rent
 - 3 persons must have a gross monthly income of at least 4 times the monthly rent
 - 4 persons must have a gross monthly income of at least 4.5 times the monthly rent

Lease Terms:

- Published rental rates are based on a one-year Lease (12 full months). Shorter terms may be available at higher rates.

Security Deposit:

- The Security Deposit payment is required at the time of the lease signing. The first month rent (or prorated amount of first month's rent when applicable) is due on the day of move in.

Age:

- Must be at least 18 years of age to contract for lease. Each resident over the age of 18 must submit a separate rental application and must meet these application guidelines. All occupants regardless of age should be reported.

Occupancy Limits:

- 1 person is allowed per studio apartment
- 2 persons are allowed per one-bedroom
- 3 persons are allowed per two-bedroom
- 4 persons are allowed per three - bedroom

Each person beyond the above occupancy limits will require an additional \$75.00 monthly rent charge.

The Application Process:

- The \$45.00 application fee is non-refundable, unless required under state statute, and must be paid before any verification begins. All information provided must be verifiable. Falsifying, misleading and/or inconsistent information may be a basis for denial.
- If your application is accepted you will be notified by telephone or email. Please respond within 24 hours to schedule a lease signing or the apartment may be remarketed. Your lease signing must take place within 48 hours of being accepted. The lease signing will take place at the rental office for the apartment community you are applying for. If your application is denied a denial letter will be mailed within 48 hours.
- At lease signing you will be required to provide a copy of a driver's license, state ID or other government issued ID. Your income information may be uploaded at the end of this application. You may be instructed to upload your Identification, please do not include your Identification at this time. The View on Fairview will request a copy at your lease signing.

Other Policies: Below is a sample list policies which may affect the unit you are applying for. This is not a complete list as there are other policies which may affect the unit. Please consult with Management for more information on our rental policies.

- Rent Payment: For your convenience, all incoming residents are required to make their monthly rental payments through our online Resident Portal system. This program is offered to you at no additional charge and allows you to set-up recurring or one time rent payments, and also track your rental account activity. Detailed information about this program is available at the time of your lease signing or at your earlier request.
- Utilities: Resident responsibility for utilities varies by apartment community. Please consult with Property Management for more information.
- Pets: Rules and policies regarding pets, pet fees and/or pet deposits vary by apartment community. Please consult with Property Management for more details. Please verify that the unit you are applying for accepts any pets you may have.

- Smoke-Free Living: If you have specific requirements regarding smoking, please consult with the property manager before submitting an application. Some of our apartment communities have been designated as smoke-free and smoking is not permitted anywhere in the apartment units.

The View on Fairview, L.L.C. does not discriminate against tenants or prospective tenants based on race, color, religion, national origin, sex, familial status, or disability. These policies comply with the Fair Housing Act.

Guarantee Of Lease Requirements:

A Guarantor is a person who guarantees payment for all financial responsibilities associated with a lease (i.e. the Guarantor is responsible for payment in the event the Leaseholder(s) does not pay any amount owed). Financial responsibilities include but are not limited to rent, late fees, utilities, charges for damages, cleaning charges at move-out, parking fees, legal fees, and/or any amounts owed by Leaseholder(s) during the term of the original lease and any extensions and/or renewals thereof.

A Guarantor is not a party to the lease and therefore does not have the same legal rights as the Leaseholder(s). The View on Fairview cannot give the Guarantor access to the unit. Furthermore, The View on Fairview cannot share private information regarding the Leaseholder(s), unless it is related to the financial responsibilities of the lease.

After reviewing the Guaranty of Lease requirements below, please provide all the information requested. The information will be used to run a credit and background report. The application fee for the Guarantor is \$45.00. *Please note, The View on Fairview application screening provider will automatically run a criminal background check, however, any information obtained will not be considered when approving an individual to be a Guarantor.

Below are the Guarantor requirements. Please note Guarantors must qualify under each requirement.

Income: The Guarantor's income combined with all approved Leaseholders shall equal six (6) times the income requirement for the unit.

Credit: The Guarantor shall have a favorable credit score. Charged off accounts, collections, judgments, or bankruptcies within the past five (5) years may not be accepted.

Age: The Guarantor shall be at least 18 years of age or older.

The View on Fairview Tenant Screening Company: Appfolio