



Application for Residency - Qualification Acknowledgement

Below is a list of guidelines used to qualify applicants for residency. Qualification standards include, but are not limited to, the following:

Rental Rates and Lease Terms

The rental rate quote will be honored for two (2) business days. The rental rate quote is based on the availability of the home, the desired move in date and lease term length requested. Any changes may result in a different monthly rental rate.

Identification

Applicants must present valid government issued photo identification for all persons that will be residing in the apartment (age 18 and older).

Occupancy

The maximum number of residents permitted to reside in the apartment home shall not exceed two (2) occupants per bedroom. The only exception to this limitation is anyone protected by familial status under the guidelines set forth by the Federal Fair Housing Act. Any person 18 years of age or older must be an approved leaseholder.

Income

All applicants must have a combined verifiable source of income in an amount within the current community guidelines that equal no less than three (3) times the monthly rental rate. (Examples : 3 consecutive paystubs, W2, notarized letter from CPA or offer of employment letter)

Credit History

The credit reporting agency employed evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the conditional approval (such as an additional security deposit, payment only in certified funds) or denial.

Criminal History

Our applicant screening includes criminal background screening. Applications may be denied due to criminal convictions or charges. Felony convictions will result in a declined application. Some misdemeanors may result in a declined application for convictions, including but not limited to, violent crimes or damage to property. Background screening is completed on all leaseholders and occupants.

Pets

Each apartment home may have no more than two pets. In addition to providing a photo of each pet for the lease file, leaseholders are also required to provide information regarding rabies vaccination, city of licensure and license numbers for all pets in the apartment home.

Fair Housing and ADA Statements

Our team is committed to compliance to all federal, state, and local fair housing laws. We comply with all laws prohibiting discrimination, including discrimination based on race, color, religion, national origin, gender, familial status, disability or any other locally protected class(es). Further, we are committed to compliance with the Americans with Disabilities Act by allowing the modifications of existing premises for reasonable accommodations at the expense of the leaseholder, if the leaseholder agrees to restore the premises at their own expense to the pre-modified condition.

_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Blackwell Street Management Company, LLC	_____ Date