

Welcome to Campus Hill Apartments! Before you complete a Lease Application, please take the time to review these rental criteria. The term "Applicant(s)" under these criteria means the person that will be signing the Lease as "Applicant". Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all Applicants currently residing in our community, including the roommates that will occupy the Unit with any Applicant, have met these requirements.

RENTAL HISTORY

Applicant must not have been evicted or asked to move out by a previous landlord or broken a rental contract or be currently delinquent to a previous landlord. Applicant can not have more than four late payments or two returned checks for rent in the most recent 12 month period. Anyone with a broken lease contract or an eviction will not be approved. Anyone with an outstanding balance owed on a rental property must show proof of payment in full in order to be considered as having an acceptable rental history. Applicants wishing to qualify must consent to Campus Hill Apartments utilizing a third party consultant to verify previous occupancy history of the applicant and/or guarantor as a part of the application review process.

OCCUPANCY

Our fundamental occupancy guidelines for non-family applicants is one person per bedroom unless Owner designates the bedroom as a double occupancy bedroom, and only the person listed on the lease may legally occupy the unit.

FAIR HOUSING

Campus Hill Apartments adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Act of 1988) which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability or familial status.

CRIMINAL HISTORY

Applicant must not have been convicted of a felony or be subject to deferred adjudication for a felony. Please remember that this requirement does not constitute a guarantee or representation that Applicants or occupants currently residing in our community, have not been convicted of a felony or are not subject to deferred adjudication for a felony. There may be Applicants or occupants that have applied to reside in our community prior to this requirement going into effect. We are not responsible and assume no duty for obtaining criminal-history checks on any Applicants, occupants, guests, or contractors in the apartment community. Applicants wishing to qualify must consent to a review of their criminal background. Applicant’s criminal history will be evaluated and if there is a felony, violent crime, or an objectionable amount of criminal records, the application will be declined. At Landlords sole discretion, if Landlord does not decline Applicant but determines that Applicant is a higher risk due to history or background check Landlord can charge an additional deposit of \$250 per person.

CREDIT HISTORY AND INCOME

Guarantors, or Applicants wishing to qualify without a Guarantor, must have an acceptable credit history and have verifiable monthly income equal to three (3) times the total monthly rent.

Applicants who do not qualify on their own can obtain a Guarantor. The term "Guarantor" in these criteria means the person that will sign the Guaranty of Lease. The "Guarantor" shall be willing to take responsibility for the financial requirements of the lease and be:

- 1) The parent or another person having legal custody of the Applicant;
- 2) Another person related or known to Applicant

If Landlord performs a credit check on a Guarantor, a FICO Credit Score must be above 600 to qualify without any qualifying fees.**

If the FICA score is less than 600, the potential Applicant will be required to pay the following amounts:

FICO Credit Score between 500-600 may require payment of an additional conditional qualifying fee of \$300.00.

FICO Credit Scores below 500 will not qualify. Applicant may provide another guarantor or pay a fee to waive the guarantor requirements. The Waiver of Guarantor Fee is \$500 and is non-refundable. Guarantor must provide their social security number for screening purposes to be considered a valid guarantor. At Landlord’s sole discretion Landlord may opt to waive the guarantor requirement for new or renewal leases.

Return of Guarantor Form: If guarantor is required and not returned within 15 days Landlord may post the waiver of guarantor fee to Resident’s ledger at any time, without any further notice. Furthermore, if a lease is signed but guarantor agreement is not returned this in no way compromises the Lease. The lease is still in full effect and the waiver of guarantor fee will be assessed. It is Resident’s responsibility to return completed guarantor form in a timely manner.

Each applicant will pay a nonrefundable \$75 per person application fee. Applicant and one guarantor screening are included in application fee. If additional guarantor screenings are required Applicant will pay a fee of \$25 per additional screen. By signing below Applicant understands that Landlord has the right to screen Applicant for criminal, sex offender, and eviction history; and to screen Guarantor’s credit history.

Applicant Signature Date

Applicant Signature Date

Applicant Signature Date

Applicant Signature Date

