

Applicant Rental Criteria

Foresight Asset Management acts in accordance with the Federal Fair Housing Laws (Title VIII of the Civil Rights Act of 1968, as amended by Fair Housing Community Development Act of 1974). Discrimination based on race, color, national origin, religion, sex, familial status, handicap or any other state or locally protected classification is prohibited. Foresight Asset Management is committed to compliance with all federal, state and local fair housing laws. Foresight Asset Management uses verifiable information provided by an applicant combined with the Leasing Desk Screening program to determine whether an applicant qualifies and what, if any, conditions may apply. Our Applicant Rental Criteria requires all applicants to meet the following criteria in order to qualify for housing at our community. Please note that the criteria is subject to change and nothing in these requirements constitutes a guarantee or representation by our community that all residents residing in our community have met these requirements, as they may have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we received from various applicant reporting services.

All applicants must be 18 and over unless protected by the familial status per the Fair Housing amendment. All adult members of the household must complete a Rental Application and each applicant must pay the application fee at the time of application submission.

Verification of Identity:

Valid government-issued photo identification must be presented by all applicants and guarantors over the age of 18. Our privacy policy is available to you upon request.

Occupancy Guidelines/Standards:

The maximum number of occupants permitted to dwell in an apartment shall not exceed two per bedroom. When renting to residents we will allow two persons per bedroom plus a newborn who is less than 12 months old. If you exceed our maximum occupants per bedroom because the newborn is older than 12 months at the end of the lease term, you must at that time qualify for a transfer to an apartment with more bedrooms if available.

Income/Employment History:

All applicants must have a combined gross income that is at least three times the resident paid portion of rent. Combined gross income of less than three times the resident paid portion may require an opportunity fee, additional deposit, guarantor or other condition. Acceptable proof of income is as follows:

- ❖ Four consecutive paycheck stubs for each applicant
- ❖ Job offer with salary (on company letter head with contact information)
- ❖ Child support or alimony (Printed from OAG website or bank statements)
- ❖ Grants, pensions, trust funds
- ❖ GI benefits, disability, social security

Credit History:

All applicants must have established credit in good standing. Lack of established credit or negative credit may require an opportunity fee, additional deposit or other conditions. Items reviewed to determine eligibility are FICO score, check writing history, evictions, judgments and bankruptcies. Negative credit includes but is not limited to the following: Past due accounts, judgements, liens, write offs, rental collection or unresolved bankruptcy.

Rental/Mortgage History:

All applicants 18 years of age and over are required to sign the lease agreement. All applicants must have six months of satisfactory current rental or mortgage history from a verifiable source. An eviction or foreclosure could constitute cause for denial and forfeiture of all fees paid if not disclosed on the rental application. Less than six months of history or first time renters may be required to pay an opportunity fee, additional deposit or other conditions.

Criminal History:

A criminal background check will be conducted for each applicant 18 years of age and older. It is our policy to review applicants who pass all other rental criteria. Applicants with felony convictions or serious misdemeanor convictions for crimes against persons or property, drugs, assaults, weapons or crimes of a sexual nature may result in a denial of your application. The review process may require the applicant to complete additional paperwork for further review of the crime itself. We have a screening process that bases its conditional approvals upon the type of criminal conduct, age of conviction and history after conviction.

Guarantors/Co-Signers:

A guarantor/Co-Signer will be considered for lack of employment/income, rental history and/or credit. Guarantors must complete and application and meet all of the qualifications listed above with the qualifying income increased to five times the monthly market rent.

Opportunity Fee:

A non-refundable opportunity fee may be required as a condition of approval, and will range from \$200- \$900.00.

Non-Us Citizens/Foreign Nationals:

Foreign nationals/non-us citizens may be required to complete a supplemental rental application for non-us citizens and provide valid and current USCIS documentation and photo ID (passport, driver's license, US identification card, or identification card from home country).

Waiting list:



Leasing is based on a first come, first serve basis in accordance with the applicant rental criteria of our community. When there are no vacant or available rental units, eligible applications will be placed on a waiting list. Our waiting list is closed/open considering the number of applications for each size or type of unit to fill anticipated vacancies for the coming 12 months. We will publicly announce the close or open of the waiting list.

Electronic Payments:

Foresight Asset Management requires electronic funds for your monthly rental payments. The management office does not accept checks, cash or money orders. You must make arrangements and create your account via our resident portal on our community website. In the event that you must make a payment directly to our management office, a convenience fee will be assessed.

Pet Policy:

An additional deposit and fee will be required for each domestic animal accepted within the weight limits. A maximum of 2 pets allowed per apartment. Non-acceptable canine breeds are: Pit Bulls, Rottweiler, Doberman, German Shepherd, Husky, Malamute, Akita, Wolf- Hybrid, St. Bernard, Great Danes, Chows, and Bull Mastiff. Unless proper documentation is provided in advance that the pet is a service animal and reasonable accommodation has been requested. There is a \$400.00 non-refundable pet fee and pet rent is \$20 per pet, per month. A pet agreement on file is required.

Utilities:

Resident's are responsible for payment of their utilities. Refer to the lease agreement for utility stipulations.

"I hereby authorize Foresight Asset Management to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrests, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Foresight Asset Management, and any procurer or furnisher of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I authorize Foresight Asset Management to bill my account for all fees associated with processing my application. By signing this document you acknowledge that you have had the opportunity to review the Applicant Rental Criteria. If you do not meet the rental criteria or have submitted incomplete or falsified application may lead to rejection of your application or immediate termination of your lease and any fees associated with processing the application will be forfeited as liquidated damages. This community will operate under an affirmative marketing plan. All Fair Housing Laws will be followed."

I/We have read and understand the above rental criteria and authorize verification of the application information. I/We agree to all terms above.

_____ Applicant Signature	Date _____
_____ Applicant Signature	Date _____
_____ Applicant Signature	Date _____
_____ Applicant Signature	Date _____
_____ Owner's Representative Signature	Date _____

