

DEER VALLEY

APARTMENTS

STATEMENT OF RENTAL POLICY

The Resident Qualifying Criteria that is listed below explains our company policy in regard to standards, which must be met in order to reside at our community. It is our sincere intent to offer our residents the best possible community living environment. Deer Valley does not discriminate against any person because of race, color, religion, sex, national origin, marital status, sexual orientation, ancestry, familial status, disability or handicap. If you have any questions regarding the qualifying criteria, please do not hesitate to ask the Property Manager. Our goal is to serve your housing needs.

The following are categories and requirements that a person or family must meet in order to reside in our community:

Undergraduate Students/Resident(s) are accepted if:

- a. They are 22 years of age or older OR
- b. Professional person 22 years of age or older
- c. If an otherwise qualified applicant is married to a spouse under 22 years, the spouse may live with the applicant.

This applies to all parties living in the apartment unless under age 18 living with parent or legal custodian or with person designated in writing by the parent or legal custodian to have custody.

Past and Present Credit Report

Any pre-application may be rejected for any one of the following:

- a. Any one (1) collection item not remedied;
- b. Any one (1) judgment not remedied;
- c. Any one (1) suit not remedied or pending;
- d. Any one (1) foreclosure of real estate;
- e. Any one (1) personal bankruptcy;
- f. Any one (1) repossession of material or personal property;
- g. Any one (1) single account credit obligation, which is three months or more delinquent.

Past and Present Rental History

Any application may be rejected for any one of the following:

- a. Any one (1) history of having broken a lease ("skipped") without the consent of the landlord;
- b. Any one (1) eviction from previous housing;
- c. Any one (1) instance whereby the previous landlord filed for summary ejection, detainer warrant, or judgment for monies owed;
- d. Any one (1) history from previous landlord of illegal persons occupying the apartment with the applicant;
- e. Any repeated late payments for rent within a twelve month period from current or past housing;
- f. Any landlord reference wherein previous management indicates that the applicant was destructive to housing or surrounding public areas. This includes destruction by children and/or guest of the applicant.

Income Requirements

Any applicant may be rejected should verification and/or documentation not be sufficient to support the necessary income requirement. All applicants must show evidence of gross monthly income equal to three (3) times the anticipated monthly rental rate. Sources of verifiable income include but are not limited to the following:

- a. Current employment wages (if self-employed, prior years tax return must be provided);
- b. Future employment wages with proper documentation from future employer;
- c. Savings accounts and/or interest payments received from money markets, C.D.'s, trust funds, etc.;
- d. Alimony and/or child support;
- e. Social security benefits.

Co-Signer/Guarantors

In absence of one of the previously stated requirements, a co-signer or guarantor may be permitted. Co-signers will not be accepted for applicants with bad rental history or when a forcible detainer is present on an applicant's credit history. However, the co-signer is required to complete an application and must show evidence of supporting their needs as well as the income requirements for the applicant. Co-signers will be required to sign the lease and will be held liable in case of any default by the applicant/resident(s).