

# PROSPECTIVE QUALIFYING CRITERIA

Management has adopted the following criteria as a guideline to qualify for occupancy at Villa Fiesta:

## *Occupancy Standards:*

<u>Unit Size</u>	<u>Maximum Occupancy Standards</u>
One (1) Bedroom	Two (2) persons total.
Two (2) Bedroom	Four (4) persons total.

**Income:** At least two and a half times the apartment rental rate. All allowances, and any other income require verification.

**Credit:** If the applicant has no established credit, this shall be considered as an unsatisfactory credit rating. If the prospective resident has an eviction or balance owed to another rental property, the prospective resident shall be deemed to have failed credit requirements regardless of other credit history, and therefore, may be declined.

**Rental History:** Present, and previous residency must have a history of prompt rent payment, sufficient notice given, and good conduct for no less than twelve (12) months. No record of eviction.

**Criminal History:** A felony conviction may disqualify the prospective resident. A “deferred adjudication” or a pleading of “no contest” on a felony case shall be considered the same as a felony conviction. Additionally, convictions or misdemeanors of a violent nature shall disqualify the prospective resident.

**Employment:** Stable employment history, and income verification for a minimum of six (6) months.

**Age:** No one under 18 years of age (except children living with their parent(s) or guardian).

**Application:** Complete, and accurate application required of all prospective residents, co-signers (18, and over). Falsification or omission of information on the application will result in automatic rejection, and forfeiture of application deposit.

**Co-Signer Guarantee** A Co-Signer and Letter of Guarantee may be required in the case of the following situations:

1. No rental history.
2. If applicant is a full time student.
3. If applicant is not employed.

It shall be prospective resident’s responsibility to obtain a co-signer and letter of guarantee.

**Equal Housing:** This property will not discriminate on the basis of color, sex, age, family status, religion, disability, or national origin with regard to housing the comprehensive policies of Villa Fiesta and REB, Ltd.

Management reserves the right to revise any of these criteria as seen fit.