

APPLICANT QUALIFICATION STANDARDS & AVAILABILITY STATEMENT

Riverstone Residential Group does business in accordance with the Fair Housing Act. All occupants over the age of 18 must qualify. All non-dependent leaseholders or non-dependent occupants of legal age must fill out an application and are considered to be applicants. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Qualification is determined using a credit analysis model, income verification, and criminal background history. Resident history may be evaluated based upon the outcome of credit analysis. Each applicant's credit and criminal status will be individually evaluated; leaseholders' income will be combined for credit scoring.

Occupancy Guidelines: The maximum occupancy standards are listed below. There are no exceptions.

- One Bedroom: 3
- Two Bedroom: 5
- Three Bedroom: 7
- Studio: 2

Credit Analysis: A credit report will be secured and evaluated for all leaseholders.

Income/Employment: Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. All applicants income combined must meet or exceed **Creekside Meadows Qualifying Criteria (Ex: 3)** times the amount of the total rent. Additional sources of income may be considered. Guarantors, if required, will meet a minimum monthly income of four times the monthly rental amount.

Criminal History: A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months. The application will be rejected for any of the following reported criminal related reasons that have occurred within the ten (10) years prior to the application date:

- Felony conviction
- Any terrorist related conviction
- Any illegal drug related conviction
- Any prostitution related conviction
- Any sex related conviction
- Any cruelty to animals related conviction
- Misdemeanor conviction involving crime against persons or property
- Any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication"
- Active status on probation or parole resulting from any of the above

Rental History: Rental history for the past 24 consecutive months will be evaluated based on the outcome of the credit analysis.

Additional Deposits/Guarantors: An additional deposit and/or guarantor may be required based on the outcome of the credit analysis, income verification, or rent history of the applicant(s). Guarantors are required to make 4 times the total rent.

Apartment Availability: The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at business day begin may differ from the available listing at business day end. An apartment becomes available to lease when Management receives a notice to vacate, and/or receives the keys, and/or validates a vacancy.

An application fee of **\$31.00** must be paid by each individual applicant. This fee covers all costs associated with credit scoring.

Applicant Signature

Date

