

Qualifying Criteria



Equal and Fair Housing: We do not discriminate on the basis of race, color, religion, sex, disability, familial status or national origin.

Availability: Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the apartment floor plan requested.

Rental Applications: Rental applications must be completed by each applicant (defined as all residents to be identified in the lease as the person or persons responsible for paying the rent). Original Government Issued photo identification is required for all occupants and a copy will be made a move-in and kept in the resident's file. For non-U.S. citizens, we accept the following INS forms: Form I-551 – Permanent Resident Card, Form I-688 – Temporary Resident Card or I-688A – Employment Authorization Card or any INS replacement of these three. It is also required that INS Form I-94 – Arrival / Departure Record be accompanied by a passport and visa from the applicant's home country. Any omissions or falsifications may result in rejection of an application or termination of a lease. All applicants must be a minimum age of eighteen (18) years of age.

In approving an applicant for residency, the following criteria must be met:

Rental History: _____ years of verifiable history on current and / or previous addresses. Applicant must provide a lease and rental receipt if rental is or was from a private owner. An applicant may not have any unresolved debts to a current or previous landlord / mortgagor. The latter will result in automatic rejection. The following will be cause for rejection as a result of information gathered from prior landlords: repeated disturbance of neighbor's peace; reports of unsavory or illegal activity (drugs, gambling, etc.); damage beyond normal wear and tear; reports of violence or threats to neighbors or landlord; allowing persons not on lease to reside in apartment; failure to give proper notice before moving; failure to make timely and correct rental payments.

Employment: Each applicant must have verifiable current employment and ____ years of employment history or a verifiable source of income. Full-time students may require a guarantor, proof of enrollment or graduation. Self-employed individuals must provide a financial statement from a CPA or previous year's tax return.

Income: Gross income per individual or married couple must be ___ times the amount of market rent. Roommates must qualify individually and are required to make ___ times the amount of market rent. If not verifiable by their employer, RAM will require a copy of the previous year's tax return filed with the IRS or the past six (6) months of paycheck stubs or bank statements.



Roommates: Each roommate must qualify individually at a minimum of ____ times the apartment's market rent. Each roommate will be responsible for the entire rental payment and each must execute the lease agreement. No partial or split payments will be accepted.

Guarantor: A guarantor must complete an application and meet all leasing criteria and must make five (5) times the apartment rental rate in monthly verifiable income.

Credit: Each applicant's credit report will be requested and processed. Accounts must be in good standing with creditors. All applicants must score above the established level to be approved. The established level and / or the scoring sheet will be produced upon request. In the course of bankruptcy, good credit must be established since the bankruptcy.

Criminal History: A criminal background check will be performed on all occupants age 18 and over. Applications will be rejected for any felony convictions. The following *convictions* reported on the criminal background checklist will result in automatic denial of your application:

- Any Felony Convictions (time limit 10 years from the disposition date)
- Any Terrorism-related Convictions (time limit 10 years from the disposition date)
- Any Prostitution-related Convictions (time limit 10 years from the disposition date)
- Any Sex-related Convictions (no time limit)
- Any Misdemeanor Crimes against person (time limit 10 years from the disposition date)

Additionally, the following will also result in automatic denial of your application:

- Any of the above-related charges resulting in "Adjudication Withheld" and / or "Deferred Adjudication": Felonies only.
- Active Status on probation or parole resulting from ANY of the above.
- Any of the above-related charges and / or warrants showing as pending and / or awaiting a disposition.

Management makes every reasonable effort to attempt to verify each applicant's criminal background history with information provided by applicant. Management cannot guarantee all background checks will disclose all potential criminal history. Therefore, management may not be held liable for information not discovered during investigation.

Occupancy: No more than two occupants per bedroom in each floor plan will be allowed. For instance:

- One Bedroom: Two (2) Persons
- Two Bedrooms: Four (4) Persons
- Three Bedrooms: Six (6) Persons



