

Statement of Rental Policy

CONDITIONS

- Head of Household Applicant must be a minimum of fifty-five (55) years of age and anyone eighteen (18) years of age or older residing in the apartment must complete an application and qualify.
- All Applicants must have a verifiable Social Security Number, current Visa or other federally issued paperwork stating status in the United States.
- Applicants will be required to sign a Crime Free Addendum, and will be held to all conditions stated.
- Occupancy standards are a maximum of **2** occupants per bedroom plus **1** additional occupant.

- **INCOME**
- Applicants must have verifiable income that meets the minimum income required and does not exceed the maximum income for the number of household members that will be residing in the apartment home.

- **RENTAL HISTORY**
- Applicants must have at least **6** month's verifiable current rental history.
- Applicants with judgments or collection accounts from rental properties or utility companies must be paid in full.

- **CREDIT AND BACKGROUND CHECK**
- A Credit Report and Background Check will be completed for every applicant eighteen (18) years of age and older.
- Credit scores will be based on overall credit worthiness; including acceptable account ratios, rent to income ratios and the Fair Isaacs score provided by the credit bureaus.
- Felony or Misdemeanor arrests or convictions for any crime against a person or property will result in denial.
- Falsification of the rental application or failure to answer completely will result in a denial.
- Bankruptcies must be discharged for at least **6** months.

Encore on Farmer is fully committed to equal housing opportunities. We do not discriminate against anyone based on race, creed, color, gender, handicap, familial status, or national origin, as stated in the Federal Fair Housing Law (Title VIII of the Civil Right Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988).

I have read and understand the Qualifying Criteria of this community.

SIGNATURE

DATE

SIGNATURE

DATE

MANAGING AGENT

DATE

