

# GREYSTAR

## Qualification Acknowledgement

Fair Housing Statement: GMS is committed to compliance with all federal, state and local fair housing laws. It is our policy to offer apartments for rental to the general public without regard to race, color, national origin, religion, sex, familial status, or handicap. The employees of Greystar have a legal obligation to treat each individual in a consistent and equally fair manner. In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents for tenancy in our communities. Please note that this is our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the Apartments that all residents and occupants currently residing at the Apartments have met these requirements. There may be residents and occupants that have resided at the Apartments prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services used.

Please review this information before filling out an application and paying the following:

- An Application Fee in the amount of \$\_\_\_\_\_ for the application verification which is a non-refundable fee per person.
- An Administrative Fee in the amount of \$\_\_\_\_\_ which is non-refundable upon approval.
- An Application Deposit in the amount of \$ \_\_\_\_\_ which is non-refundable upon approval.

### INCOME/EMPLOYMENT

All persons applying for an apartment must have a local verifiable source of income in a gross amount no less than three (3) times the rental rate. The rental amount for this apartment is \$\_\_\_\_\_, therefore, your monthly income amount must be no less than \$\_\_\_\_\_ to qualify without a guarantor.

All check stubs must show year to date earnings. If not available, last years income tax return will be required. You must be on either current or immediate previous job a minimum of six (6) months.

### RENTAL HISTORY

Six (6) months of past rental history must be satisfactory (i.e., rent paid on time, lease obligation fulfilled, residence left in satisfactory condition with no outstanding charges for damages). An eviction would constitute cause for denial. Less than six (6) months rental history may require an additional deposit if unable to obtain a guarantor.

### CREDIT

Established retail credit rating in "Good Standing" for the past 24 months. No unpaid bills, liens, bad debts, judgments or bankruptcies within the last two (2) years. Lack of established credit, or a negative credit rating of 50% or more will require either a double deposit, or a guarantor will be required. No debt to other rental communities is permitted at anytime.

### GUARANTOR

A guarantor will be accepted for lack of rental history, credit, or income. Guarantors will not be accepted as a substitute for negative rental history. Guarantors are required to have a verifiable source of income in a gross amount no less than four (4) times the market rental rate. The rental amount for this apartment is \$\_\_\_\_\_, therefore, the guarantor's monthly income amount must be no less than \$\_\_\_\_\_. Guarantors must have consecutive employment for one (1) year and possess positive credit and rental/mortgage history. Guarantors will be held fully responsible for the lease should the occupying resident default.

### OCCUPANCY

The maximum numbers of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home, according to the size of the floor plan. For the purposes of this occupancy policy a "family" shall consist of the following persons: One or more individuals (who have not attained the age of 18 years) being domiciled with: (1) a parent or another person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

If you are bringing an application to the office to be processed, bring your identification, (Driver License or picture ID card) for all persons over the age of 18 years. If you have indicated that you are a Non-U.S. Citizen, you will be requested to complete a supplemental application for Non-U.S. Citizens.

### BACKGROUND SCREENING

If any applicant or adult occupant has a conviction or has received deferred adjudication for any felony or has a conviction or has received deferred adjudication for the following class A misdemeanor offenses, the Rental Application or Additional Occupancy Application will be rejected:

- (1) Offenses classified by the Texas Penal Code, as felonies or misdemeanors such as an offense against the person, an offense against the family, arson, property damage or destruction, robbery, burglary and criminal trespass, theft, weapons and DWI felonies.
- (2) Offenses identified in the Texas Controlled Substances Act as a class A misdemeanor.
- (3) Any other offenses involving any misdemeanor offense for which a person is required to register as a sex offender in the state of Texas; or
- (4) Any federal offenses or offenses in another jurisdiction classified in a category similar to those identified in this section.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Agent or Owner

\_\_\_\_\_  
Date

