

I. GORDON CORPORATION

Resident Selection Criteria

- Fair Housing:** This community does not discriminate on the basis of race, color, religion, national origin, sex, handicap or familial status.
- Identity:** All applicants, co-applicants and co-signors/guarantors must present government issued photo identification at time of application.
- Consumer Credit Scoring:** This community uses EQUIFAX consumer reporting to evaluate your credit profile. The screening will also evaluate your lease characteristics, and a database of landlord-tenant records. If your application is declined, you will be given the name, address and telephone number of the consumer reporting agency which provided your consumer information to us.
- If your consumer credit report shows that you are not a U.S. Citizen and do not have a social security number, you will be required to produce additional documentation.
- Employment/Income Verification:** All applicants will be required provide authorization for employment verification, along with 2-4 pay stubs, or other acceptable proof of income. If we are not able to verify your income and your income is contrary to that presented on your rental application, the acceptance of your lease application will be withdrawn. **The total of all applicants' combined net monthly income must be a minimum of 3 times the total rent, to qualify. Guarantors must net a minimum of 3 times the total rent to qualify as Guarantors.**
- Criminal History/Sex Offender Check:** If your rental application is accepted, we will check and review criminal records for all household members over the age of eighteen (18) for felony and misdemeanor offenses. This community reserves the right to investigate lists of registered sex offenders. The information gathered as a result of these checks would affect the approval of the application.
- Age Requirement:** Unless otherwise required by law, you must be at least eighteen (18) years of age to be the responsible party on a lease.
- Occupancy Limits:** No more than two (2) people per bedroom may occupy the apartment. Children less than twelve (12) month old are not considered for occupancy purposes.
- Pets:** Except as required by law, restriction or prohibition on pets may apply. Please consult the particular apartment community pet policies or rules.

Grounds for Denial or Special Provisions

Applications will be denied if the applicants do not meet residency qualifications as stated in the above criteria.

Applications may be denied for any of the following reasons in addition to the above criteria:

- Misdemeanor or felony criminal background including, but not limited to, crimes against persons or property, theft/burglary, prostitution, history of violence, illegal controlled substances, harboring a fugitive and or alcohol abuse.
- Inability to provide immigration documentation to verify legal entry in the United States and legal residency in the United States for the length of the lease term.
- History of paying late rent or poor rental background as evidenced by credit report and or landlord verification.
- A negative credit report, which may include the history of late payments, charge-offs, low credit score and or collection accounts.
- Refusal to occupy proper unit size in accordance with occupancy standards.
- History of property damage to apartment/townhouse or common areas as evidenced by credit report and or landlord verification.
- Failure to move into the rent-ready unit on the agreed date; this will cause the unit to be offered to the next qualified applicant.

Signing this acknowledgment indicates that you have read, understand and agree to the terms of the Resident Selection Criteria. The Resident Selection Criteria may include factors such as credit history, current income, criminal history and sex offender status. If you do not meet the qualification of the Resident Selection Criteria, or if you provide inaccurate or incomplete information on the Residency Application, your application may be declined.

Applicant Signature

Date

