

# TE Miller Development Communities

## *Resident Criteria*

A refundable security deposit is required to take an apartment off the market and hold it for a prospective applicant. A non-refundable application fee will be required of each applicant 18 years of age or older. No application will be processed without first having collected the non-refundable Application Fee. If the application is not approved, the security deposit will be refunded and returned to the applicant. If the applicant chooses to cancel after 72 hours of submitting the application and security deposit, the property will retain the security deposit and it will not be refunded to you.

**A rental application including, but not limited to, credit report, and criminal history report must be processed on all prospective residents 18 years of age or older. Applications will not be approved from un-emancipated minors and/or persons under the age of 18.**

Each applicant must provide a valid local, state or federal government issued photo identification at the time of application for verification purposes. Each member of any given household will need to disclose and document all social security numbers and dates of birth. If a member of the household is less than 18 years of age, their parents or guardian shall provide the necessary information to management.

By utilizing the screening process, management is attempting to prevent losses from future evictions, skips, delinquencies, damages or other financial damage by uncovering an applicant's previous rental history. Applicant screening will assist management in making rental decisions that are based on objective business qualifications. The screening criteria on which each individual application will be reviewed is based on the following:

- A credit check will be completed. Credit worthiness will be determined based on factors including, but not limited to: fico risk score, judgments, public records (liens), collection accounts (non-medical), and open trade-lines.
- Rent-to-income ratios for both prospective residents and co-signers must meet property guidelines.
- Additional screenings including landlord-tenant records, other public records and/or previous inquiries/address.
- Social Security Number Validation.
- Criminal History/Criminal Background Check: A criminal background check is completed for all individuals completing a rental application. Any applicant having a criminal history involving crimes of physical violence to a person or property, or a record of other criminal acts, which may endanger the health, safety, or welfare of other residents and/or management personnel, the application shall be denied. If an applicant has misdemeanor convictions and/or charges and dismissals, (excluding minor traffic citations) relating to: crimes of violence against persons or property, offenses involving fraud, computer crimes, government, public peace, gambling, firearms, organized crime, illegal drugs, sex, and other victimless offenses, their application may be denied. If an applicant has gross misdemeanor or felony convictions and/or charges and dismissals, or pled guilty to a gross misdemeanor or felony, or pled no contest to a gross misdemeanor

or felony, the application shall be denied. If you fail to tell management in advance in writing of a crime or any criminal matter prior to completing this application, then it may be a reason for denial of the rental application.

Applicants who do not meet the income or credit requirement may apply with a co-signer. The co-signer must complete a rental application, pay any/all applicable fees, and meet all of the screening criteria listed above. The co-signer's credit risk score and income will be combined with the original applicant's information in order to determine if the lease meets the screening criteria. In addition, the co-signer must read and sign all required lease documents BEFORE the original applicant moves in.

For households with multiple applicants, all applicants must meet the criminal screening criteria. Applicants' credit risk scores and income will be combined for the purpose of approving or rejecting the application.

Applicants may be accepted conditionally at management's sole discretion and therefore may be required to pay an additional security deposit in order to be approved and reside at the community.

Any children under the age of 18 must be listed on the application as "Additional Occupants."

Any pets to reside in the apartment must be approved by management and listed on the rental application. Additional fees may apply and applicant will be required to execute a pet addendum that will be made part of the lease. However, aggressive breeds and exotic animals are not permitted. Failure to provide the above information or accurately provide the information may result in a denial of your rental application.

**In addition to the criteria stated above, applicants may be denied housing for the following reasons:**

- Adverse information received during the interview related to eligibility, adverse information received on the application, adverse information contained in the consumer credit report, criminal records, previous rental/mortgage history, or income verification.
- The applicant does not meet the requirements of the Resident Criteria.
- Any applicant having been and/or in the process of being evicted from a previous landlord.
- Falsification, misrepresentation or withholding of information or submission of inaccurate and/or incomplete information on any application.
- Any applicant currently in the process of filing bankruptcy or has filed a bankruptcy petition.
- Failure to disclose the number of occupants on the application.
- The household characteristics/number of occupants per apartment exceed the following guidelines:

Studio	2 Occupants
1 Bedroom	3 Occupants
2 Bedroom	4 Occupants
3 Bedroom	5 Occupants

The independent screening agency that management uses to verify information in this application is Screening Reports, Inc. In the event that your application is denied, management will provide you with an adverse action letter that includes contact information for Screening Reports, Inc. should you have any questions regarding the content of your reports.

**I/we hereby consent to allow management/community, in which I/we have applied, through its designated agent and its employees to obtain and verify my credit, criminal and related information for the purpose of determining whether or not to lease to me/us an apartment. I/we understand that should I/we lease an apartment, the community in which I/we have applied and its agents shall have a continuing right to review my/our credit information, rental application, criminal information, related information, payment history, and occupancy history for account review purposes and for improving application methods.**

**I/We have read, understand and agree to the terms and conditions thereof from which my/our application will be processed.**

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**Applicant Signature** **Date**

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**Applicant Signature** **Date**

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**Applicant Signature** **Date**