Resident Qualifying Criteria

Thank you for your interest in choosing a WAK Management Community as your new apartment home. To help assist you in making a decision, we have listed below our qualifying criteria. Each applicant must read and sign the criteria guidelines. We comply with all Federal, State, and local regulations regarding Fair Housing for all applicants and residents.

Photo Identification Policy

Prior to viewing an apartment home, you will be required to provide a valid government issued photo identification. A valid form of identification shall include one of the following: Driver's License, Military Identification, a Passport, or a Government Issued Photo Identification. All person's going on the tour to view the apartment home must have a valid form of identification. Anyone who does not will be asked to remain in the office during the tour.

Identity Verification

This community utilizes an Identity/Fraud Verification service. This service may contact you via text, email, or phone to verify your identity as part of the application process. All applicants will be asked to upload original documents.

Apartment Availability

Applications for apartment homes will be accepted on a first come-first serve basis and are subject to the availability of the particular apartment type requested. "Availability" does not necessarily mean that an apartment will definitely be available for occupancy by an applicant at the estimated move in date. "Available" apartments include those where a "Notice to Vacate" has been submitted by an existing resident indicating an intention to vacate on or about a certain date. Under certain circumstances we will permit current residents who are not in default of their lease to withdraw or change their notice of moving. Other circumstances not necessarily under management's control may also delay the date of availability of an apartment home. Whether a particular unit or type of apartment is available can vary significantly within several hours or a day.

Occupancy Guidelines

Two persons maximum per bedroom. (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law.) All occupants 18 years or older must be an approved leaseholder and not an occupant.

Credit

Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. Unsatisfactory credit may require an additional approval fee equal to one month's rent or result in denial. A prospective lease holder with no established credit history must provide an additional approval fee equal to 100% of one month's rent. No evictions in the previous 5 years. Landlord balances over $300 must be paid in full or applicant will be denied.

Rental History

Current and previous rental history within the past three years will be reviewed and must exhibit no derogatory references. No rental history will require an additional approval fee. No evictions within the past five years will be accepted. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application. Landlord balances over $300 must be paid in full or applicant will be denied.

Criminal Background Screening

Our screening process includes criminal background screening. Misdemeanor and /or Felony convictions consisting of but not limited to theft, forgery, assault, robbery, breaking and entering, manufacturing and distribution of controlled substances, arson, possession of illegal weapons, identity theft, and violence or force to injure or harm another person are considered and may result in a denial of the rental application. For a full comprehensive list, please contact the community office. Registered sex offenders will be an automatic denial of the rental application. We perform background checks in accordance with federal, state and local laws.

Income

The monthly gross income, on average, must equal 3x the monthly rental amount. Court-ordered support and other income sources require original verification. Original paycheck stubs reflecting at least 30 days of employment income, the previous year's income tax return, or current bank statements showing recurring payroll deposits should be utilized for verification. A Guarantor may be required if the income requirements are not met. Persons who hold commission-only or base plus commission, tips and bonuses jobs are considered self-employed and must provide written verification of two years of income (such as tax statements.).

Employment

Leaseholder(s) must present evidence of the most recent 30 days of current employment. If you are in between employment, the gap must be less than 30 days between previous employment and new employment. If not employed, evidence of regular income must be provided such as retirement, etc. If self-employed, an income tax return from the previous two years, or bank statements from the previous 30 days must be provided. Persons who hold commission-only or base plus commission, tips and bonuses jobs are considered self-employed and must provide written verification of two years of income (such as tax statements.).

Renter's Insurance

Leaseholder(s) must present evidence of Liability Renter's Insurance including coverage for Personal Liability for $100,000. The policy must include the "Property Name" listed as an "Additional Interested Party" with the specific address provided by the property. The policy must remain in effect for the duration of the residency in the unit.

Pets

A maximum of 2 pets are allowed per apartment. Any mixture of these breeds would be prohibited as pets. Restricted breeds are as follows:

German Shepherd	*Staffordshire Bull Terrier*	*Wolf-Dogs and Wolf Hybrids*	*Great Dane*
Anatolian Shepherd	*American Staffordshire Terrier*	*Akita*	*St. Bernard*
Rottweiler	*Chow Chow*	*Airedale American*	*Belgian Malinois*
American Bull Dog	*Bullmastiff*	*Doberman (full)* *Pit Bull Terrier*	

Guarantor

If a Guarantor is required for lack of income, the Guarantor must be a U. S citizen, make at least 5x the monthly rent and have established credit.

Application Fee

A ___ non-refundable application fee is required per each residential application. All Non-U.S Citizens should complete a Supplemental Rental Application for Non U.S Citizens and provide copies of current passports, visas, or any applicable immigration documents. I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE COMMUNITY'S RENTAL CRITERIA. I UNDERSTAND THAT IF I DO NOT MEET THE CRITERIA OR GIVE FALSE INFORMATION THE COMMUNITY MAY DECLINE THE APPLICATION AND RETAIN THE APPLICATION FEE ALONG WITH THE DEPOSIT.

_____ _____

Signature of applicant Date Signature of applicant Date

Email Address: _____ Email Address: _____

_____ _____

Signature of applicant Date Signature of applicant Date

Email Address: _____ Email Address: _____

EQUAL HOUSING OPPORTUNITY