

## **RESIDENT QUALIFYING CRITERIA FOR NEWPORT VILLAGE APARTMENT HOMES**

*To be considered for approval, a separate rental application must be fully completed, dated and signed by each adult occupying the household.*

*If you fail to answer any question or give false information, we may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. We do not discriminate against any person based on race, color, religion, sex, disability, or familial status.*

### **IDENTIFICATION**

Each adult applicant must present a valid driver's license, a state-issued photo identification card, or a passport.

### **NON-US CITIZENS**

Non-US Citizens will be required to complete a Supplemental TAA Rental Application to determine eligibility.

### **OCCUPANCY LIMITS**

One bedroom: 2 residents= 6 months and younger in a one-bedroom

Two bedroom: 4 residents= 6 months and older in a two-bedroom

*If you exceed our maximum-per-bedroom at the end of the lease term, you have the choice of:*

*1) giving appropriate move out notice as required by the lease and vacating the apartment; or*

*2) move to a unit with more bedrooms if you qualify and there is availability.*

### **CREDIT HISTORY AND DENIED OCCUPANCY**

*All criminal history will be reviewed as an individual assessment.*

*Exceptions may be made based on type and or age of offense, please provide details to your Leasing Agent. Income plus verified credit and rental history will be entered into a scoring model to determine rental eligibility and security deposit levels.*

▪ Credit history will be verified by a third party verification service. A complete credit history from a credit bureau is required.

Applicant(s) may be denied occupancy for the following reasons:

- Falsification or incomplete application by any applicant
- Insufficient income (individual qualification of 2.5xs rent required for all lease holders, excluding a married couple)

- Criminal background involving dangerous and/or violent crimes, sex crime, prostitution, domestic violence and/or possession of weapons or illegal substances are all grounds for denial of an application. This includes the applicant and all occupants
- Criminal history or behavior which indicates that an applicant's tenancy would constitute a direct threat to the health, safety, business operations or physical damage to the property.
- Poor credit history of any applicant  
(credit reports are obtained; previous bankruptcy requires an additional security deposit)
- Poor rental profile of any applicant  
(rental history reports are obtained. No rental history requires an additional security deposit)

### **RENTAL HISTORY**

Any applicant with an eviction or an applicant that owes monies to another property or property management company within the last 3 years will automatically be declined. If an applicant owes another property prior to 3 years, an additional deposit will be required. Applicants who are first-time renters may qualify by having an additional deposit or lease guaranteed by a guarantor.

Applications may be denied based on:

- Non-payment or frequent late payment of rent
- Balance within the last 3 years
- Eviction
- Drug use
- Poor housekeeping
- Unruly or destructive behavior by applicant, applicant's children or applicant's guests
- Lease violations

### **EMPLOYMENT**

Employment and monthly income must be verifiable. Total monthly household income must be 2.5 times monthly rent. (Otherwise, a guarantor is necessary)

### **GUARANTOR**

The guarantor must have a gross monthly income of at least 6 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. Guarantors may be held responsible for all of the lease obligations, including the entire rent and other costs, such as damages, even if you have roommates.

At Newport Village an applicant may PASS, PASS WITH CONDITIONS, or FAIL.

- **PASS:** the application is accepted with no additional requirements.
- **PASS WITH CONDITIONS:** the application will be accepted by providing certain conditions (such as an additional deposit or an approved guarantor) are met by the applicant.
- **FAIL:** the application did not meet our criteria for residency.

\*Non US Citizens and first time renters should be prepared for an additional deposit.

*I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.*