

Rental Criteria

STATEMENT OF RENTAL POLICY

Welcome to our community. Before you apply to rent an apartment home at 2111 Austin Apartments, please take the time to review this Statement of Rental Policy.

The term "Applicant(s)" refers to the person or persons who will sign the Lease as a Resident. The term "Occupant(s)" refers to the person or persons authorized to occupy the apartment under the Lease. Some of our criteria apply only to Applicants, while other criteria apply to all adult Occupants.

Please note that these are our current rental criteria. Nothing contained in these requirements constitutes a guarantee or representation that all current Residents or Occupants at 2111 Austin Apartments met these requirements when they were approved. Some Residents may have been approved before these criteria became effective. Additionally, our ability to verify information is limited to the information provided by the consumer reporting agencies and other screening services we utilize.

2111 Austin Apartments conducts business in accordance with all applicable federal, state, and local Fair Housing laws.

GENERAL POLICIES

Administrative Fee: A non-refundable administrative fee of \$150.00 is required for all apartment homes. This fee is included in the application deposit.

Application Fee: A non-refundable application fee of \$50.00 per applicant is required and must be paid separately from the application deposit through the online application portal. Every person 18 years of age or older must submit an application and pay the application fee.

Pets: Cats and dogs are permitted, subject to community pet policies. Pets must not exceed 35 pounds at full grown weight. A \$700 pet deposit, including a \$450 non-refundable pet fee, is required and must be paid in full prior to move-in.

Renter's Insurance: Proof of renter's insurance is required prior to move-in and must be maintained throughout the lease term.

Lease Terms: 6, 9, or 12 months.

Utilities: Residents are responsible for all utilities associated with the apartment home.

Application Deposit: The security deposit will be refunded only if the application is not approved. Applicants have 72 hours from application execution to cancel. After the 72-hour period, the deposit will be forfeited.

QUALIFICATION CRITERIA

1. Applicants must be at least 18 years of age.
2. Income Applicants must have a verifiable monthly income equal to or greater than three (3) times the monthly rent.
3. Credit A satisfactory credit history is required.
4. Rental History The current and previous rental history of each Applicant and adult Occupant may be verified. Applicants must have a satisfactory rental history with no outstanding balances, lease defaults, or evictions.
5. Employment History Applicants must have a minimum of six (6) months of stable employment. Enrollment in an accredited college, university, or vocational program may be accepted in lieu of employment.
6. Criminal History Applicants and adult Occupants may be denied based on certain criminal convictions, subject to applicable federal, state, and local laws. Criminal history may include felony convictions or certain misdemeanor offenses involving violence, property crimes, controlled substances, prostitution, theft, or other offenses that may present a risk to the community. Deferred adjudication or probation for qualifying offenses may also be considered. Please note that this policy does not guarantee that current Residents or Occupants have no criminal history, as some Residents may have been approved before these criteria became effective. Our ability to verify criminal history is limited to the information available through our screening providers.
7. Co-Signers are permitted for students only. The co-signer must be an immediate family member, complete an application, pay the required application fee, and meet all income and credit requirements.
8. Foreclosures Applicants with a foreclosure on their record may be required to pay a double security deposit and the last month's rent in advance.
9. Occupancy Standards Occupancy is generally limited to two (2) persons per bedroom, plus one child under six (6) months of age sharing a bedroom with a parent, guardian, or legal custodian. Residents whose household size exceeds these occupancy standards due to the birth or adoption of a child may be required, upon lease renewal or as otherwise permitted by law, to transfer to a larger available apartment or vacate the premises.

Occupancy standards are applied in accordance with applicable Fair Housing laws.
Maximum occupancy by floor plan: Floor Plan Maximum Occupancy One Bedroom / One Bath 2 Two Bedroom / Two Bath 4 Three Bedroom / Two Bath 6

10. Reasons for Denial Applications may be denied for one or more of the following reasons:

- Falsification or misrepresentation on the application.
- Incomplete application.
- Insufficient household income.
- Unsatisfactory credit history.
- Unsatisfactory rental history.
- Outstanding rental debt.
- Frequent late rental payments.
- Prior eviction.
- Certain criminal convictions, subject to applicable law.
- Credit score below 550. Applicants with credit scores between 550 and 649 may be required to pay a double security deposit. 2111 Austin Apartments does not discriminate on the basis of race, color, religion, sex, national origin, disability, familial status, or any other protected class under applicable federal, state, or local law.