**Fair Housing**

The Lodge at Lost Pines complies with all federal, state and local laws and regulations regarding Fair Housing for all applicants and residents regardless of race, color, religion, sex, sexual orientation, gender identity, familial or marital status, pregnancy, childbirth or related medical conditions, age, status as veteran, source of funds, national origin or disability.

**Occupancy Standard**

The Lodge at Lost Pines occupancy standard is generally two per bedroom. Infants under the age of 12 months will not be counted for occupancy purposes.

**Credit**

Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. The Lodge at Lost Pines uses MRI Software to determine your credit and criminal background, which establishes any further verification needed and your security deposit amount. Their Privacy Policy is available at [www.residentcheck.com](http://www.residentcheck.com).

**Criminal History**

A criminal background search will be conducted in accordance with applicable federal, state, and local laws. An unsatisfactory criminal background check or a check that results in pending charges may result in denial of application.

Applicant may be denied if there is a record of felony or misdemeanor conviction for:

* Theft crime, crime or injury to persons or animals, violent crime, sexual offenses

**Age Requirements**

All lease holders and Occupants age 18 years or older are required to submit an application for approval. Lease holders must be 18 years of age or older.

**Identification**

Valid government issued photo identification and a social security number will be required. Passports or other non-citizen forms must not be expired.

**Rental History or Proof of Mortgage**

All applicants must have at least 12 months of positive rental history within the past 24 months or proof of mortgage payment on credit report. Rental history must be free of evictions, skips and/or delinquencies. Having no rental history may require a guarantor or in some cases an additional deposit. Addresses indicated on the credit report must exactly match residences listed on rental application.

**Employment**

Applicant is required to present evidence of stable work history for up to 12 continuous months. If not employed, evidence of legitimate, verifiable income must be provided.

**Income**

The total gross income of all applicants must meet three (3) times the amount of rent. A guarantor or additional deposit may be required if the income requirements are not met. Written proof of income is required. Applicant’s 3 most recent paystubs, three (3) most recent bank statements, or last year’s tax return meet proof of income requirement. If applicant is newly employed, an official offer letter including salary and start date from employer is required. We provide housing opportunities to all prospective residents who meet our resident screening criteria.

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**Cosigner/ Guarantor**

If a guarantor is needed, they must meet the entire qualifying criteria. All guarantors must have legitimate, verifiable source of income in amount no less than 5 times the amount of rent. A guarantor may be denied for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the lease contract Guaranty, and may be subject to criminal screening.

**Pets**

Limit 2 pets per apartment, 55lb weight limit and breed restrictions apply. All pets must have updated rabies and shot records. Pet rent is $10 per month per pet. Pet deposit for 1 pet up to 35lbs will be $300/$150 non-refundable. Pet deposit for 2 pets or 1 pet over 35lbs is $500/$250 non-refundable.

**Acknowledgement**

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, rental history, and incomplete application. I understand that if I do not meet the property’s rental selection criteria or if I fail to answer any questions or give false information, the property may reject the application, retain all application fees, administrative fees, and deposit as liquidated damages for its time and expense, and terminate my right of occupancy. You acknowledge that all required documentation must be provided within 48 hours of your application submission or the application may be canceled.

**I have read and Acknowledge the Lodge at Lost Pines Qualifying Criteria and agree to the terms by signing below.**

Applicant\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Owner’s Representative****\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*