



RIVERVIEW SPRINGS APARTMENTS RENTAL POLICY & CRITERIA

WELCOME TO OUR COMMUNITY!

We are an equal opportunity housing provider. We fully comply with California State Regulations and the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, disability, marital status, sexual orientation, age, ancestry, source of income, mental condition, or national origin. We also comply with all state and local fair housing laws.

To become a resident in our community, we require each applicant to meet certain criteria. Before you complete a Rental Application, we encourage you to review these requirements.

Each prospective adult resident applying for an apartment must complete an Application to Rent and qualify with reference to established verifiable positive credit, employment, self-employment, other legal qualifying source(s) of income, and rental history standards. Each Application to Rent must be accompanied with the required application-processing fee. Applicant must provide photo ID for verification purposes (only) with application. To hold an apartment, a holding deposit will be required. **After acceptance**, each adult who will be occupying the apartment must sign the Rental Agreement and provide a photo ID such as Driver's License. The application along with a copy of the photo identification for each occupant will be attached to the Rental Agreement.

Apartments become available upon receipt of resident's notification of intent to vacate. The apartment availability list is updated on an ongoing basis. An apartment that was unavailable in the morning may become available later that same day.

- A. **Income.** Monthly required combined household income must be at least **2.5** times the monthly rent. All other qualifying requirements must be met by each applicant, i.e., credit history, rental history, etc. Household must have \$500.00 left in pocket (per month) after expenses.
- B. **Rental History.** Any/all previous rental history must be satisfactory, i.e., the resident gave adequate notice to vacate, there have been no prior evictions and there are no outstanding financial obligations due to the landlord. In lieu of rental history, applicant must show proof of homeownership.
- C. **Credit History.** Applicant must have a verifiable, positive credit history. Among factors considered, applicant must have a positive risk score. Bankruptcies must

be discharged. Applicant(s) cannot have more than 35% maximum negative credit. Medical bills will not count in negative. Student loans will be counted in credit score. Applicants cannot have more than \$200.00 in unpaid collection accounts. Home foreclosures will not automatically decline an application.

GUARANTOR CRITERIA: Guarantors/Co-signers will be accepted for lack of information ONLY, i.e., applicant does not income qualify or have established positive credit. Guarantor must have a verifiable income source of at least 4 times the monthly rent. Guarantor must have \$1000.00 left in pocket after (monthly) expenses. Cannot exceed 25% maximum negative credit. Cannot exceed more than \$200.00 in unpaid collection accounts. Medical bills will not be counted as negative credit. Student loans will be counted in credit score.

- D. **Source of Income.** Applicant must have a verifiable, legal qualifying source(s) of continuous income history immediately preceding the date of the application or confirmation of court ordered award(s) with date of issue, amount, and duration.
- E. **Occupancy Guidelines.** In determining these restrictions, we adhere to all applicable fair housing laws. We allow two persons per bedroom plus one additional person, per apartment. For example, a one-bedroom apartment could house three people, a two-bedroom apartment could house five people and a three-bedroom could house as many as seven people.
- F. **Disabled Accessibility.** With prior approval of landlord and as an addendum to the Rental Agreement, modifications can be made at the expense of the disabled person in accordance with landlord's policies and Fair Housing Guidelines.
- G. **Waterbed Furniture.** Is acceptable as an addendum to the Rental Agreement. A current insurance policy must be provided and attached to the Rental Agreement.
- H. **Pet Policy.** Without Lessor's prior written permission as an addendum to the Rental Agreement, no pets shall be kept or allowed in or about the premises. With prior approval, one in-door cat(s) are permitted. (Maximum two per household.) When there is a demonstrated need for a Service Animal, a Service Animal will be allowed based on the person's disability. Written verification by an accredited medical authority may be sought if there is a question of the disability requirement.
- I. **Renter's Insurance.** Lessor strongly encourages Lessee to purchase Renter's Insurance. Lessor's insurance does not cover Lessee's personal property or losses.
- J. **False Information.** Any falsification of information on the application will automatically disqualify the applicant and/or terminate the Rental Agreement and all holding deposits, and the processed application monies will not be refunded.
- K. **Cancellation of Application.** Once the application process has been completed, the processing fee is non-refundable. The holding deposit will be refunded if applicant cancels application within 72 hours.
- L. **Denial of Application.** If Lessor denies the application, the holding deposit will be refunded, unless denied because of falsification of information. If applicant is

denied in whole or in part based on adverse credit information, applicant can request a copy of the consumer credit report.

M. Intent to Vacate. California law requires a tenant to give the landlord a thirty-day, written notice of intent to vacate.

N. Disposition of Security Deposit. Within 21 days of move-out, under California Civic Code 1950.5, resident's security deposit will be refunded to the extent not used to remedy Resident defaults including, but not limited to, payment of rent, repair damages, to clean the premises.

The rental policies and criteria are effective as of **November 05, 2009.**

I have read, understand and received a copy of the **3 page** Rental Application Criteria.

_____ Applicant Print	_____ Applicant Sign	_____ Date
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