

STONY RIDGE APARTMENTS

RESIDENT SELECTION CRITERIA

No person shall be subjected to discrimination because of race, color, religion, sex, handicap, familial status or national origin or other status as defined by federal, state and local programs and jurisdictions.



All Applicants are subject to eligibility requirements as established by the property and may be in accordance with a government regulated program. Some applicants may be subject to qualification for occupancy in accordance to income limits based on family size.

- Adult household members should be a U.S. Citizen or legal alien.
- Households where all adults and minors are students may be required to meet exception criteria based on the affordable housing program at this community.
- This community does not allow co-signers for households that do not income qualify.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application and all other required paperwork in conjunction with the Application required to initiate the verification process must be complete, signed and dated by all household members 18 years of age and older.

All Applicants must submit:

- Government issued photo I.D. for all adults.
- Social Security cards for all household members.
- Birth certificates for all minors in the household.
- The required non-refundable application fee.

All Applicants must meet the highest minimum income consideration of the following:

- A rent ratio of 2.5 times resident rental payment, or
- A minimum income of \$350 for one person, plus \$50 for each additional household member.

Plus, verifiable income demonstrating ability to pay rent by a stable & consistent income source which includes:

- A minimum of 3 months employment income, or
- Social Security, disability, pensions or other governmental, investment or institutional income received on a regular basis, or
- Any other regular and reliable income with a minimum 6 months documented receipt.

All applicant households must adhere to the income limits based on family size which have been established for this community and are adjusted annually by the Department of Housing and Urban Development (HUD).

There are no wait list preferences. Interested parties will be placed on the wait list along with all contact information. Applications will be processed on a first eligible, first served basis.

Occupancy standards:

	<u>Minimum</u>	<u>Maximum</u>
1 bedroom apartment	1 person	2 persons
2 bedroom apartment	2 persons *	4 persons
3 bedroom apartment	3 persons *	6 persons
4 bedroom apartment	4 persons *	8 persons

* = exceptions may be granted on individual circumstances to lower the minimum standard by 1 person.

All applications will be subject to a credit check, criminal background check, rental history verification, and household income verification. Applicants may be denied based on unfavorable findings as follow:

- A violent felony conviction or arrest
- A non-violent conviction that has occurred in the past 7 years.
- A current arrest pending trial.
- An eviction or poor rental history.
- More than two outstanding non-sufficient fund checks.
- Poor credit is subject to denial or additional security deposit.

Equitable qualification standards are enforced. Reasons for application denial will be documented.



Gateway Management Company

rev 0915