

Hunter Lafayette Properties

Resident Screening Criteria

Welcome to our community.

Before you apply and complete a rental application, please take the time to review the resident screening criteria. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents currently residing in our community, including the roommates that will occupy the apartment with any resident, have met these requirements. There may be residents and occupants that have resided in the community prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information received from various outside services used.

Overall Standards

Fair Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, national origin or any other class protected by applicable law.

Occupancy Standards: It is the policy of Hunter Lafayette Properties that no more than two (2) occupants per bedroom may occupy an apartment, unless special circumstances are approved by the landlord. For the purpose of this occupancy limit, children under two (2) years old are not considered occupants. Once a child has reached two (2) years of age, the child shall be considered an occupant on any subsequent lease terms and/or renewals. If a child reaches two (2) years of age during the term of the lease, tenants may continue to occupy for the duration of the lease. At the end of the lease term, if tenants no longer qualify to live in the same apartment because of the number of occupants, tenants may either move into another available accommodation with a compliant number of bedrooms, or move out. Rent for the new accommodation will be at the rental rate at the time the lease is entered into for the new accommodation.

Identification: All visitors must present proper photo identification to visit the community. A valid ID is a valid driver's license, other U.S. or state-government issued photo identification, a student ID, passport or valid visa.

Application Standards and Process

Application for Residency: An Application for Residency must be completed for each applicant who will be residing in the apartment and who has reached the age of majority under state law, which in most states is 18 years or older. Application fees, if applicable, will be collected before an application can be processed.

Investigation Standards: Landlord (or its designate) may conduct an investigation of applicant as part of Landlord's procedure for processing applicant's application, an Investigative Consumer Report may be prepared whereby information is obtained through personal interviews with applicant's landlord, employer, or others with whom applicant is acquainted. These inquiries may include information as to applicant's character, general reputation, personal characteristics, and mode of living, credit report and criminal background. Landlord has attached a summary of applicant's rights under the Fair Credit Reporting Act.

Income History: Applicants should have a gross income source that can be verified and meets the minimum income requirements for the apartment being leased which are determined by multiplying the monthly rent by three. Applicants are required to provide income verification, including 2 months' worth of pay stubs, a letter from an employer, offer letter, the most recent W2, the most recent tax return and/or certified verification from company accountant or bank, financial aid paperwork, I-20, or any other government issued documentation. Hunter Lafayette Properties has the right to confirm employment and reported income.

Credit History: Hunter Lafayette Properties may investigate and verify credit history. Landlord verifies the credit history information with a scoring method that weighs the indicators of future rent payment performance, but Landlord retains the right to reject an application no matter an applicant's ultimate scoring. An unsatisfactory credit report can disqualify an applicant from renting an apartment, including one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcy. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report but not be told the content of the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on that report and resubmit an application.

Criminal History: Applicants and guarantors will not be accepted if they do not satisfy the criminal history inquiries required by or the background investigation allowed by the residency application. Applicants must not have been convicted of a felony or be subject to deferred adjudication for a felony. However, Landlord does not guarantee or represent that residents and/or occupants currently residing at the community qualify under the criminal background criteria required by the residency application. Hunter Lafayette Properties maintains a strict policy prohibiting registered sex offenders from residing within our communities. This community reserves the right to investigate lists of registered sex offenders in any manner including online, in newspapers or by contacting state agencies.

Rental History: Information regarding payment and rental history of each applicant will be collected to verify tenancy. Any applicant who has been evicted in the past five years will not be accepted. An eviction prior to five years must show proof of payment before application will be approved and must not have more than one eviction in the past 10 years. In the event an applicant does not have a verifiable address, we will verify a government-issued ID.

Guarantors: In the event that a co-signer is required he/she must complete a Residency Application and meet all of the Resident Selection Criteria. A guarantor will be fully responsible for the rent obligations of the Lease Agreement if the occupying resident(s) default.

Roommate Matching: Certain communities match roommates. I understand that at some point during my tenancy with Hunter Lafayette Properties I may be matched with another applicant. I agree to participate in the roommate matching program, if it exists in the rental community in which I live. I understand that there may be risks in participation in roommate matching, and I assume any and all such risks, and will not hold the Landlord, community, manager, owner or any employee liable for any negative circumstances which might occur, if I do not like the roommate(s) to which I am matched, or if my roommate(s) commit any crimes, torts, infractions, or otherwise unlawful acts against me.

Applicant Signature

Date