

OAK RIDGE AT PELHAM RENTAL CRITERIA

Application Outcome:

If Application is Declined

If the application is declined, you will be notified in writing and the application fee will be retained. If your application is declined, you will be given the name, address and telephone number of the consumer reporting agencies that provided the information to us. If your apartment was held for more than 72 hours because you failed to provide essential application information vital to application processing, your reservation fee will not be refunded. If you are declined for unsatisfactory credit you can obtain a copy of the credit report from the agency, correct any erroneous information that may be on the report and submit a new application to the community for further consideration.

If Application is Accepted or Accepted with Conditions

If the application is accepted with conditions, you will be required to pay a deposit to become a resident at Oak Ridge. You may have the option of securing a co-signer. If that option is presented to you, the cosigner must qualify independently without any information from your application.

If Application is Cancelled

If for any reason you withdraw an application or notify us that you've changed your mind about renting the apartment within 72 hours of application your reservation fee will be returned to you. If for any reason you withdraw an approved or approved with conditions application or notify us that you've changed your mind about renting the apartment more than 72 hours after submitting your application, we will retain all reservation fees as liquidated damages and the parties will then have no further obligation to each other.

Once the application approval process has begun, application fees are not refundable.

Rental Criteria:

Identity and Age Verification

United States Government issued photo identification will need to be presented by all applicants. All applicants must be at least 18 years of age to apply. Each applicant over the age of 18 must have a valid and verifiable social security number in order to process the credit and criminal background checks required properly.

Income Verification

Verification of income is required. Acceptable forms of verification are your two most recent pay stubs, a recent bank statement or an official letter of acceptance/employment from your employer. If we are unable to verify your income or your income is contrary to your application, your application will be denied. You are required to gross three (3) times the monthly market rent of your apartment.

Rental History

Rental history, when available, will be verified and may adversely affect your application approval if not satisfactory.

Occupancy Standards

One bedroom – No more than two occupants; Two bedrooms – No more than four occupants. This includes children.

Scoring of Your Credit Report

Your consumer credit report contains information about you and your credit history such as bill payment, the number of accounts that you have paid late, collection actions, outstanding debt, and the age of your accounts. This information will be a determining factor in your application decision. Medical bills will not negatively affect your application.

Criminal Background Check

A criminal background search will be conducted on each leaseholder and occupant over the age of 18. Any felony conviction on any submitted background check will result in denial of the application. In addition, if the criminal background search reveals past criminal behavior, which is contrary to your rental application, acceptance of your application will be withdrawn and all fees will be retained.

Falsification of any information provided on the application will automatically deny your right to residency and all fees paid will be retained.

Your Scheduled Move-In Date

Applicant(s) agrees that rental payment will commence on the lease begin date noted on the Resident Information form. Any fees or deposits due must be paid prior to signing the lease agreement. If deposits are paid on the date of move in, they must be paid in certified funds. Personal check will only be accepted for deposit payment if paid at least 10 business days prior to move in. Should the apartment home reserved not be available on the agreed-upon move-in date and a rescheduled date or a replacement apartment is not available, the reservation fee will be refunded within thirty days.

Equal Housing Opportunity

Oak Ridge at Pelham Apartments adhere to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968) which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability, or familial status.

All applicants, roommates and guarantors (if applicable) must agree to the following by signing this form.

I hereby consent to allow Oak Ridge at Pelham Apartments to obtain and verify my credit information and criminal background for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, Oak Ridge at Pelham Apartments shall have a continuing right to review my payment history and occupancy history for account review purposes.

I hereby affirm that I have read and reviewed a copy of the Rental Criteria Form and the application.

Applicant Signature

Date

Applicant Signature

Date

Oak Ridge Representative Signature

Date