



A L A R A
NORTH POINT

QUALIFYING CRITERIA

EQUAL AND FAIR HOUSING – We do not discriminate on the basis of race, color, religion, sex, disability, familial status or national origin. Furthermore, grab bars will be installed upon the request of a disabled resident or a disabled prospective resident.

AVAILABILITY – Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the apartment floorplan requested.

RENTAL APPLICATIONS – Rental applications must be completed by each applicant (defined as all residents to be identified in the lease as the person or persons responsible for paying the rent). Original Government Issued photo identification is required for all occupants and a copy will be made a move-in and kept in the resident's file. For non-U.S. citizens, we accept the following INS forms: Form I-551 – Permanent Resident Card, Form I-688 – Temporary Resident Card or I-688A – Employment Authorization Card or any INS replacement of these three. It is also required that INS Form I-94 – Arrival / Departure Record be accompanied by a passport and visa from the applicant's home country. Any omissions or falsifications may result in rejection of an application or termination of a lease. All applicants must be a minimum age of eighteen (18) years of age.

QUALIFYING CRITERIA – In approving an applicant for residency, the following criteria must be met:

RENTAL HISTORY – Two (2) years of verifiable history on current and / or previous addresses. Applicant must provide a lease and rental receipt if rental is or was from a private owner. An applicant may not have any unresolved debts to a current or previous landlord / mortgagor. The latter will result in automatic rejection. The following will be cause for rejection as a result of information gathered from prior landlords: repeated disturbance of neighbor's peace; reports of unsavory or illegal activity (drugs, gambling, etc.); damage beyond normal wear and tear; reports of violence or threats to neighbors or landlord; allowing persons not on lease to reside in apartment; failure to give proper notice before moving; failure to make timely and correct rental payments.

EMPLOYMENT – Each applicant must have verifiable current employment and two (2) years of employment history or a verifiable source of income. Full-time students may require a co-signer, proof of enrollment or graduation. Self-employed individuals must provide a financial statement from a CPA or previous year's tax return.

INCOME – Gross income per individual or married couple must be three (3) times the amount of market rent. Roommates must qualify individually and are required to make two and a half (2.5) times the amount of market rent. If not verifiable by their employer, RAM will require a copy of the previous year's tax return filed with the IRS or the past two (2) months of paycheck stubs or bank statements. Fixed monthly obligations must not exceed 60% of income.

ROOMMATES – Each roommate must qualify individually at a minimum of two and a half (2.5) times the apartment's market rent. Each roommate will be responsible for the entire rental payment and each must execute the lease agreement. No partial or split payments will be accepted.

CREDIT – Each applicant's credit report will be requested and processed. Accounts must be in good standing with creditors. All applicants must score above the established level to be approved. The established level and / or the scoring sheet will be produced upon request. In the course of bankruptcy, good credit must be established since the bankruptcy.

CRIMINAL HISTORY – A criminal background check will be performed on all occupants age 18 and over. Applications will be rejected for any felony convictions. Additionally, any applicant convicted of any sexual crimes, weapon charges, crimes against persons or crimes related to the sale or manufacture of a controlled substance will be declined.

OCCUPANCY – No more than two occupants per bedroom in each floorplan. The following are the requirements:

- One Bedroom – Two (2) Persons
- Two Bedrooms – Four (4) Persons
- Three Bedrooms – Six (6) Persons

APPLICATION FEE – A non-refundable **\$75.00** application fee will be submitted by applicant(s).

SECURITY DEPOSIT – A good faith deposit of **\$300.00** will be submitted along with the rental application(s) to reserve an available apartment home. Applicant(s) have 72 hours to cancel their application(s) in writing and receive a full refund of their good faith deposit as set forth above. Application(s) may take longer than 72 hours to verify based on the information provided by the applicant(s). Therefore an applicant(s) 72 hour written cancellation policy is not contingent upon the applicant(s) application being approved. If an applicant(s) application is denied, based on an applicant(s) not meeting RAM's leasing criteria, RAM will refund, in full, the **\$300.00** good faith deposit within 30 days from the date of denial. Once the application has been approved, **\$100.00** of the good faith deposit is applied toward the apartment's security deposit, **\$200.00** is applied toward the apartment's administrative fee. The security deposit of **\$100.00** is refundable, providing all provisions of the lease agreement are met upon date of move-out.

RENTAL PAYMENTS – Rent is due on the 1st day of each and every calendar month and late thereafter. There is a service charge, in the amount of **10%** of your lease's rental rate

