

Rental Criteria

In selecting residents, Enterprise Residential, LLC fully complies with the provisions of all federal, state, and local Equal Housing Opportunity Law and non-discrimination laws. ENTERPRISE RESIDENTIAL, LLC IN THE LEASING AND OPERATION OF HOUSING DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX OR SEXUAL ORIENTATION, AGE, DISABILITY, RELIGION OR FAMILIAL STATUS.

Resident selection is based on the following criteria:

In an effort to achieve our goal of providing the housing environment you desire; all prospective applicants are required to meet established criteria to be considered for residency. This community uses great care and will always abide by Federal, State, and Local Fair Housing laws when processing all potential resident applications.

Each head, co-head or spouse must be of legal age to enter into a binding contract based on prevailing state law. All applicants 18 and older must complete a rental application, be listed as a lease holder and meet the Rental Criteria.

Qualifications

- All applicants' combined income must not exceed the maximum income requirements as specified by the Internal Revenue Service Section 42 LIHTC Program (if applicable) as well as other state, local or federal funding programs (if applicable.)
- All applicants must meet full time student status requirements along with any other qualifications as required by Section 42 LIHTC Program (if applicable.)
- Enterprise Residential, LLC is also required to independently verify applicants' household income and assets in order to qualify the applicants for residency in our community. Applicants must agree to cooperate with the verification process by providing all pertinent information or consent forms. In addition, the applicant acknowledges that annual verifications of income will be required as an ongoing condition for occupancy.
- Applicants must have a valid Social Security number or Individual Tax ID number.
- The application "score" must be in the "approved" or "approved with conditions" range.
- If scoring results in "approved with conditions", favorable references must be obtained from current and previous landlords, for a three (3) year period.
- An additional security deposit equal to a minimum of one month's rent is required when the score falls in the "accept with conditions" range.
- Incomplete or falsified documentation will result in denial of the application. All documentation provided during the course of processing your application must comply with all Federal and State LIHTC Program criteria (where applicable.)
- **THE RENTAL APPLICATION FEE IS NON-REFUNDABLE**, regardless of the circumstances. Please review these policies carefully before submitting an application. *WE WILL CONSIDER ALL APPLICATIONS. HOWEVER, IF THE RENTAL QUALIFICATIONS AS STATED IN THIS DOCUMENT ARE NOT MET, THE APPLICATION FEE WILL NOT BE REFUNDED.*

Occupancy Standards

- No more than two occupants per bedroom unless the local housing code provides for a different number of occupants per bedroom.

Restrictions

- Pets are permitted only with written approval of management. (Not applicable to Service Animals.)
- Waterbeds are not permitted except with the written approval of management.

Application Requirements

- A valid driver's license, a valid passport, or another legitimate form of government-issued picture identification must be reviewed. A copy will be taken at time of move in. COPY OF PHOTO IDENTIFICATION MUST NOT BE MADE PART OF THE FILE PRIOR TO MOVE IN.
- The most recently received six (6) concurrent pay stubs, if applicable, showing amount of pay and pay period, and/or most recent Federal W2 or 1099 Form. Employment will be verified as well.

Fraud

- Management reserves the right to decline any application that contains fraudulent information, including, but not limited to, fraudulent Social Security number or Individual Tax ID information.

Bankruptcy

- Applicants with a filed Bankruptcy that has not been dismissed or discharged may be denied.

Criminal Background

- A criminal background check may be used as part of the qualifying criteria at this community. An applicant with a history of criminal conviction that demonstrates a threat to the safety of residents and/or property, including violent crimes or significant property crimes, will be rejected. Before rejecting an Applicant based on a criminal conviction, Enterprise will review the nature of the conviction and any additional facts and circumstances that are available. Enterprise will consider mitigating factors, including the passage of time.

WARNING: SECTION 1010 OF TITLE 18 OF THE U. S. CODE MAKES IT A CRIMINAL OFFENSE TO MAKE WILLFUL FALSE STATEMENTS OR MISREPRESENTATIONS TO ANY DEPARTMENT OR AGENCY OF THE UNITED STATES AS TO ANY MATTER WITHIN ITS JURISDICTION. THE SECTION 42 LIHTC PROGRAM IS REGULATED BY THE U.S. INTERNAL REVENUE SERVICE. In the event that any minimum requirement contained within this document is in conflict with any Local, State or Federal rule or law, the appropriate Local, State or Federal rule or law will prevail.

Applicant Signature	Date
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