

**Willow Creek Apartments
Statement of Rental Policy**

Willow Creek Apartments does not discriminate against any person based on race, color, religion, gender, national origin, familial status, or disability. The Rental Policy listed below explains the policies of this community with regard to the standards that must be met by each applicant in order to be approved for residency.

APPLICATION FEE: A non-refundable application processing fee of \$35 will be required for each applicant. Any prospective resident and any occupant over the age of 18 are required to submit an application for a criminal background check. Management may deny the application if any one of the multiple applicants or any adult who will be a listed occupant in the dwelling has been arrested for a felony offense involving actual or potential physical harm to a person(s) or property(s), or involving possession, manufacture, or delivery of any controlled substance, marijuana, drug paraphernalia or weapons.

INCOME/CREDIT: The applicant must have acceptable income and credit history. An outside consumer reporting agency (Credit Retriever) is used in connection with the verification of the applicant's income and credit. In addition the applicant must provide evidence of income satisfactory to Management as requested by Management. The consumer reporting agency considers a number of factors in its determination, and these factors may include but are not limited to the following: credit history, criminal history, income, applicants debt and debt service requirements, debt payment history, eviction history, social security fraud history, information contained in databases of the FBI and state and local law enforcement organizations with respect to the applicant(s), and such other relevant information.

CRIMINAL HISTORY: Applicant(s) and/or occupants must not have been convicted of a felony or a misdemeanor involving actual or potential physical harm to a person(s) or property, or involving possession, manufacture, or delivery of any controlled substance, marijuana, drug paraphernalia, or weapons. Misdemeanor theft by check may be acceptable if all security deposit(s) and rent payments are paid by money order or cashier's check. A history of felony arrest(s) will be evaluated on a case-by-case basis.

GUARANTORS: Guarantor(s) who are acceptable to Management may be required when an applicant's application does not satisfy the above requirements.

AGE: All applicants must be of legal age. All parties over the age of 18 are required to complete an application.

MAXIMUM OCCUPANCY: 2 persons in a 1- bedroom apartment
 4 persons in a 2-bedroom apartment

Infants, defined as under 12-months of age, shall not be included in determining occupancy.

SECURITY DEPOSIT: 1-bedroom apartment -- \$250
 2-bedroom apartment -- \$350

PAYMENT: Rent is due and payable on the 1st day of the month. Applicable fees outlined in the Lease will apply if rent is not paid as agreed. For returned checks, a service fee, initial late charge and any daily charges will apply. Personal checks are not acceptable for late rent. Fee schedules are outlined in the Lease.

If there are roommates or co-residents, each is fully responsible for the entire rental payment if one doesn't pay his or her share; and all must execute the Lease.

ANIMALS (PETS): Acceptable animals include domestic cats, dogs (breed and weight restrictions), fish (maximum tank size of 50 gallons and must have Management's prior written approval) and birds. All other animals are prohibited on the property. When an animal is permitted on the property pet fee is required as well as monthly pet rent. This policy does not apply to disabled persons who require the use of a support animal, which will be reviewed on an individual basis.

A \$300 non-refundable pet fee per animal is required.

COMMUNITY POLICIES: All residents and occupants agree to abide by the community policies for health, safety and living enjoyment at the community.

ACKNOWLEDGEMENT: I have read, understand and accept the above as qualifying standards and rental policies of this Community. Further, by signing below, I authorize a credit report(s) being ordered, prepared and delivered in connection with my application or tenancy at this Community, whether during or following such tenancy.

Community Name: Willow Creek

Date: _____

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature