



### Other Eligible Residents Rental Qualifications

Thank you for considering Tierra Vista Communities as your new home. Tierra Vista Communities adheres to all Federal, State, and Local Fair Housing laws. The following residency standards are in place to assure our compliance with these laws, and all resident applications will be considered using these standards. Each applicant must meet the rental criteria outlined below in order to qualify.

#### **INCOME:**

The rental rate of the home should be no more than 30% of the gross annual income for the household. There are a number of factors considered. Occupancy is limited to 2 persons per bedroom.

#### **CREDIT HISTORY:**

Credit history will be verified for the applicant through CoreLogic SafeRent. The formula is based on numerous factors including amount of debt, timeliness of payments, debt to income ratio, and any negative factors such as late payments, or excessive applications for credit.

#### **RENTAL HISTORY:**

Rental history for up to seven years will be verified for the applicant through CoreLogic SafeRent. A history which includes any eviction proceedings for non-payment, lease violations or excessive late rental payments will result in the decline of the application.

#### **CRIMINAL HISTORY:**

Criminal history will be verified for each occupant 18 years and older through CoreLogic SafeRent. Felony arrests and/or convictions will result in an automatic decline of the application. Certain misdemeanors involving weapons, sexual acts, distribution of drugs, and/or actions regarding children will also result in an automatic decline of the application.

#### **Application Process:**

A \$30 application fee over the age of 18; additional applicants over the age of 18 will be charged an \$18 application fee. Applications containing untrue, incorrect or misleading information will be declined.

#### **Co-Signers:**

Lease Guarantor will be considered only for those not meeting income requirements. The guarantor must complete an application, pay the processing fee and meet all rental criteria.

#### **Lease Renewals:**

Lease renewals are not automatic and are subject to eligibility or availability. Notice of renewal or non-renewal will be provided 60 days prior to lease expiration date. Lease renewals will outline the terms and conditions for the renewal including changes to rent or term.

#### **Security Deposit:**

A \$300 security deposit will be collected at time of lease signing for approved applicants. In some cases, an additional security deposit may be required due to credit or rental history results.

Applicant Name(s): \_\_\_\_\_

Applicant 1 Signature \_\_\_\_\_ Date: \_\_\_\_\_

Applicant 2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Leasing Consultant: \_\_\_\_\_

***Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.***

***Corelogic SafeRent, Inc. ATTN: Consumer Relations Department 7300 Westmore Road, Suite 3 Rockville, MD 20850-5223  
Phone: 888.333.2413***

