

STATEMENT OF RENTAL POLICY

The resident qualifying criterion, which are listed below explains our company policy in regard to standards, which must be met in order to reside in one of our homes or apartment communities. Standards such as these are appreciated by surrounding neighbors and residents of the apartment community. It is our sincere intent to offer our residents the best possible renting experience whether in an apartment or one of our single family homes.

H&S Partnership, LLP and or Quail Run Apartments does not discriminate against any person because of race, color, religion, sex, sexual orientation, national origin, familiar status or disability. Our goal is to serve your housing needs.

The following are categories and requirements that a person or family must meet in order to resident in one of our houses or apartment communities.

1. **Credit Report:** All applications may be rejected for any one or more of the following: The absence of credit will not adversely affect the application for the purpose of acceptance.
 - Any judgment not remedied
 - Any credit obligation which are 3 months or more delinquent
 - Any personal pending bankruptcy
 - Any foreclosure of real estate
 - Any repossession of material or personal property
 - Any suit not remedied or pending
 - Any collection accounts not satisfied
2. **Present & Past Rental History:** Any application may be rejected for any one or more of the following:
 - Any one history of having broken a lease (skipped) without consent of the landlord
 - Any one eviction from previous housing
 - Any one instance whereby the previous landlord filed for eviction , or judgment for monies owed
 - Any repeated late payment of rent within a 12-month period
 - Any landlord reference wherein previous management indicates that the applicant was destructive to the premises or surrounding public areas. This includes destruction by any household member and/or guest of the applicant.
 - Any derogative information from current or previous landlord pertaining to lease violations
3. **Income Requirements:** Any application may be rejected should verification and/or documentation not be sufficient to support the necessary income requirements. All applicants must show evidence of gross monthly income. Sources of verifiable income include, but are not limited to the following:
 - Current employment wages (If self employed, copies of bank statements or tax forms must be provided)
 - Future employment wages with proper documentation for a future employer
 - Payments received from savings accounts, money markets, regular trust funds, housing allotments
 - All Applicants must show consistent employment for the past 6 months
4. **Age to Rent:** All applicants for residency must be at least 18 years of age. All persons 18 years of age or older must complete an application, pay the application fee and be named on the residential lease agreement.
5. **Criminal Back Ground Check:** Criminal back ground checks will be ran performed all applicants 18 years or older.
6. **Occupancy Limits:** Two (2) per bedroom.
7. **CREDIT REPORTING: ALL DELIQUENT ACCOUNTS WILL BE REPORTED TO CREDIT BUREAUS**

Initials _____