

Thank you for choosing Cedric’s Landing Apartments. We are more than happy to assist you in locating your new rental home. **We are an Equal Opportunity Housing Provider.** We fully comply with all federal, state and local fair housing, civil rights and equal opportunity laws. As a professional management company there are criteria that our applicants must meet. All applicants must be 18 years of age or older, or a legally emancipated minor.

Cedric’s Landing Resident Selection Criteria

- **Occupancy Limits**
2 persons per bedroom plus 1 additional person.
- **Credit**
Good credit is required by all applicants, however if there are minor credit issues an applicant may be considered with a) a qualified guarantor and/or b) a higher security deposit or credit approval fee. Negative items on credit reports may be grounds for denial of an application.
- **Criminal Background**
See attached Criminal Screening Policy.
- **Rental History**
A minimum of 1 year verifiable rental history is required of all prospective lessees. If there is no rental history, or less than 1 year, an applicant may be considered with a) a qualified guarantor and/or b) a higher security deposit or credit approval fee. Negative items (i.e. evictions, non-renewals, unlawful detainers, etc.) on one’s rental history may be grounds for denial of an application.
- **Income Requirements**
Household income must be 2.5 times the amount of the apartment rent. If the income is less than 2.5 times, an applicant may be considered with a qualified guarantor.
- **Photo Identification**
Prior to applying for residency, all adults will be required to show valid photo identification. Acceptable identification includes: personal driver’s license, state-issued photo identification card, passport or other federally issued photo identification.
- **False Information**
Any Applicant found to have knowingly falsified, misrepresented, or withheld any information on an application will be denied residency.

Cedric’s Landing Application Requirement

Security Deposit	\$500.00
Application Fee	\$45/adult applicant

Abbreviated statement for Resident Selection Criteria provided to applicants

Criminal History

We do not reject applications based on arrests, dismissed charges, or expunged convictions.

We do not reject applications based on juvenile records. --OR-- We do not reject applications based on juvenile records unless the resulting adjudication or conviction is based on an adult charge or public juvenile adjudication.

We do not reject applications based on minor crimes (failure to pay transit fare, minor consumption of alcohol, loitering without intent, worthless check, etc.) or for minor and moderate driving offenses that do not involve criminal vehicular operation causing property damage or bodily injury.

We do not reject applications for DUIs/DWIs. --OR-- DUIs/DWIs will not be considered unless the applicant has three or more such offenses in the past five years.

No matter the date of the conviction, we reject applications for criminal convictions such as homicide; felony arson; 1st, 2nd, and 3rd degree criminal sexual conduct; child pornography; illegal manufacture or distribution of controlled substances; terrorism; blackmail; extortion; and racketeering. We reject applicants who are currently subject to any sex-offender registration requirement under any jurisdiction.

For convictions not described above, we consider the nature, severity, and age of the conviction in determining whether to approve or reject an application. For felony convictions, the range is between 2 and 15 years. For example, a less serious felony (like harboring a runaway child) must be at least 2 years old, or your application will be denied. A more serious felony (like assault with a deadly weapon) must be at least 15 years old, or your application will be denied. The age ranges for gross misdemeanors and misdemeanors is 2 years old to 10 years old. The age ranges for petty misdemeanors is 2 years old to 5 years old, unless an applicant has repeated convictions. Given the variety of convictions that exist and the need to review accurate records, we cannot make binding pre-application determinations about whether your criminal history may disqualify you from our housing. We make admissions decisions after we have ordered and reviewed screening reports.

Open charges: Unless the charge is for a crime that we disregard under our screening policy, we reject applicants with open charges. An applicant may re-apply upon resolution of the open charge, at which time the then-closed charge will be considered under our criteria. If the open charge was dismissed, the application will not be denied on the basis of that charge. If the open charge resulted in a conviction, it will be evaluated under our criteria to determine whether the conviction requires rejection of the application.

We have the discretion to evaluate criminal records to determine how to characterize them and apply our screening criteria. Our screening criteria are narrowly and proportionately tailored to comply with fair housing law, advance the property's interests, and not unduly limit an applicant's admission based on criminal background. We have and will continue to consider the interests of the property; various laws; and other relevant materials when determining how to treat criminal records under our criteria. We will reject applications when required to do so by federal, state, or local law. We have the discretion to modify our policy and criteria based on new information, new law, our experience in applying the policy and criteria, and other business justifications.