



## Texas Rental Selection Criteria

To help us complete your application in a timely manner, we ask that you fill out the application as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with "none".

Some Peak living communities have additional rental criteria requirements relative to age or income restrictions. Additional criteria for senior housing or income restrictions will be provided by the individual community when applicable.

**RENTAL APPLICATION:** All Adult applicants aged 18 or older, or emancipated minors with written proof of legal emancipation, must submit a fully completed, dated and signed residency application. Each Applicant must provide a valid, government-issued photo ID at the time the application is submitted. Any omissions or falsifications may result in rejection of an application or termination of a lease.

**ADMINISTRATION FEE:** When applicable, Market units may assess a non-refundable administration fee to offset the costs associated with processing an application. This fee is state-specific and will only be charged in counties and states that allow it. The refund period is 72 hours and shall apply only if the application is cancelled in writing within the applicable time frame or if the application is formally declined by Management.

**APPLICATION FEE:** An application fee will be collected prior to processing an application for occupancy for each adult. Application fees must be paid via personal check or certified funds. **\*\*Not applicable to HUD properties**

**OCCUPANCY STANDARD:** Each community establishes certain occupancy standards based upon the size and composition of the unit. Generally, the accepted standard within a unit is two people per bedroom plus one. However, that standard may be modified based upon unit size and/or any factors or conditions that exist at the property, including affordable housing requirements.

*\*\* HUD properties, please reference the Tenant Selection plan for occupancy guidelines.*

**AGE REQUIREMENT:** Lease holder(s) must be 18 years of age or older, or an emancipated minor with written proof of legal emancipation. All occupants 18 years of age or older will be required to complete an application (even if living with parent or guardian). Some Peak Living communities have additional rental requirements relative to age.

*\*\* HUD applicants, please reference the property Tenant Selection plan for age requirements.*

**INCOME REQUIREMENT:** Applicants must qualify for a unit based on income restrictions and household size. Gross monthly income of combined applicants must be a minimum of 2.5 times the scheduled rent of the unit (based on the applicant's portion of the rent only).

*\*\*Minimum income requirements are not applicable to applicants who have section 8 Project Based or housing choice vouchers.*

Some Peak Living communities have affordable housing programs with income restrictions. Households will only qualify if their total income does not exceed the limits established. Income restriction criterion will be provided by the individual community. Applicants applying for an affordable housing unit will be required to complete an income certification and disclose all sources of income and assets.

We will consider all sources of income of every applicant to determine if the household qualifies for tenancy. Acceptable proof of income includes, but is not limited to, bank statements, pay stubs, employment offer letter on company letterhead, court ordered spousal or child support, prior year's W-2's,



social security, GI benefits, pensions, social security income, welfare income, disability income, trust income, dividend income, tax returns, federal, state or local public assistance, or any other lawful, verifiable income.

**RENTAL HISTORY:** Previous rental history will be checked for the past 24 months (36 months for RD & Project Based Units). Previous rental history verification from landlords must reflect timely payment of rent, sufficient notice of intent to vacate, no lease violations regarding noise, disturbances illegal activity or other lease violations, no unpaid NSF checks, and no damage to unit at time of lease termination. Any negative history, outstanding balance, unlawful detainer action and/or eviction on record during this look-back period will result in a denial.

**CREDIT REQUIREMENTS:** A credit report will be processed for each applicant aged 18 years and older, or an emancipated minor with written proof of legal emancipation. Based on your credit report, your application may be approved, declined, or approved on the condition that an additional security deposit is paid in advance by cashier check equal to one month's rent. If an applicant is declined or approved with conditions, the name, address, and telephone number of the consumer-reporting agencies providing the information will be provided to the applicant.

*\*\*For HUD properties, the security deposit is determined by the household income. Please reference the Property Tenant Selection Plan for more information.*

**ANIMALS:** While not all communities allow pets, all Peak Living communities have Animal and Breed Restrictions, including but not limited to: Dogs – Akitas, Alaskan Malamutes, Bull Mastiffs, Bull Terriers (American Bulldog), Chow-Chows, Dalmatians, Dobermans, German Shepherds, Great Danes, Karelian Bear Dogs, Pit Bulls (American Pit-bull Terrier, American Staffordshire Terrier, American Staffordshire Bull Terrier), Presa Canarias, Rottweilers, Shar Pei, Siberian Huskies, St. Bernards, and Wolf Hybrids, or any other breed mixed with these breeds; Poisonous Animals – Tarantulas and Piranhas; and, Exotic Animals – Reptiles (snakes, iguanas), Ferrets, Skunks, Raccoons, Squirrels, Rabbits and Birds (parrots, cockatiels, macaws) or any other animal where local, state or federal law prohibits keeping such an animal as a pet. All animals must have PRIOR approval before being brought onto the premises.

Assistance animals for persons with disabilities are not considered pets, and are not subject to our pet policies, but do require advance written approval and will be subject to reasonable rules of conduct.

**CRIMINAL HISTORY:** We will consider credit, income and rental history before considering criminal history. Only those applicants who are approved or conditionally approved based on credit, income and rental history will have their criminal history considered. A criminal background check will be conducted for each such applicant and occupant aged 18 years or older (or an "emancipated minor"). Applicants with certain criminal convictions (including certain crimes against people or property) may result in denial of the application. Prior to denial of any applicant based on criminal background, we will conduct an individualized assessment of each applicant to determine whether the applicant poses a current direct threat to resident safety or property. In accordance with the 2016 HUD Guidance and the Fair Housing Regulations, the individualized assessment will consider relevant mitigating information such as: (1) the facts or circumstances surrounding the criminal conduct; (2) the age of the individual at the time the conduct occurred; (3) evidence that the individual has maintained positive rental history before and after the conviction; and (4) evidence of rehabilitation efforts including satisfactory compliance with all terms and conditions of parole and/or probation; successful completion of parole, probation, mandatory supervision, or Post Release Community Supervision; a Certificate of Rehabilitation; or other conduct demonstrating rehabilitation, such as maintenance of steady employment; (5) other relevant facts or circumstances surrounding the criminal conduct and/or conduct after the conviction or (6) any other mitigating factors that the applicant wants considered



**Applicant Consent**

The undersigned applicant(s) hereby consents to allow the Apartment community, through its designated agents or associates, to obtain a consumer report and/or criminal record information on each applicant and to obtain and verify credit and employment information for the purpose of determining whether to lease a unit to me/us. Upon my/our request, the owner will tell me/us whether consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports. By signing below, I attest that I have read and understand the above rental criteria and agree to allow Peak Living to verify all information provided by me on the rental application.

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Peak Living Representative Date

Peak Living is an equal opportunity housing provider and follows all federal, state and local fair housing laws. Therefore, Management will not discriminate based on race, color, ethnicity, religion, sex, sexual orientation, national origin, age, disability, handicap, medical condition, genetic information, sexual orientation, income source, marital status, familial status, gender, gender identity, gender expression, veteran/ military status, citizenship, primary language spoken, source of income, any arbitrary basis, perception, association, or any other basis protected by federal, state, or local law. Any request(s) for accommodation/modification will be handled in accordance with relevant fair housing laws.

