



610 N. Santa Anita Ave.  
Arcadia, California 91006

Telephone: (626) 321- 4800  
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## Application Screening Criteria (Senior)

Welcome to Positive Investments

We thank you for choosing a Positive Investments Apartment as your new home. The application process is outlined in the details below, and helps prospective residents grasp the application criteria.

The processing of an application does not guarantee acceptance to one of our homes. All applicants must meet the itemized criteria listed below. Positive Investments complies with all Federal Fair Housing laws.

**Age Requirements-** At least one resident of the household must be 55 or over. The household is required to have an occupant that meets the age requirements to continue residency at all times. Any additional occupant (s) must be 45 or over.

**Occupancy Guidelines** – The household composition must be according to the following HUD guidelines, two persons per bedroom and one additional person per apartment.

**Application fees** are \$56-\$59 for any person over the age of 18 years old. Holding Deposits are \$250, they are required upon applying and will be used towards the security deposit. The deposit will be returned if the application is denied.

**Holding Deposits:** If Applicant, after approval, chooses not to enter into the Rental/Lease Agreement, Landlord may deduct from the holding deposit "lost rental damages" to cover the lost opportunity to rent the premises. Landlord and Applicant agree that "lost rental damages" will be 1/30th of the monthly rent specified for each day the premises was taken off market beginning on the date of approval.

**Security Deposits** are based on rental screening and will vary.

**Housing Vouchers or Special Programs:** Applicants with a government rent subsidy who are declined due to credit history have the option to present alternative evidence of ability to pay. To begin the alternative review process, applicants must provide written request and provide verifiable alternatives such as program acceptance, voucher letter, or letter stating program details and payment information.

**Photo ID** - All applicants over the age of 18 must provide current government issued photo identification at the time of application.

**Income Requirements:** The combined income of all people over 18 living in the rental will vary by community in which is selected. Applicants who do not have the required income will be considered if they provide a guarantor who qualifies. Any applicant with Section 8 or program assistance must meet the income requirements based of the rental portion which they are responsible for. **Proof of income** must be legal and verifiable. Proof of income includes but is not



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limited to current and consecutive pay stubs, social security or other retirement income, verification of welfare, disability, tax returns, or proof of like items.

**Employment Requirements** – Employment history should show that the applicant has been employed by their current employer for at least 6 months.

**Rental History** - Applicants must provide the address, name and contact information for a minimum of two consecutive years. Applicants will not be approved if they have had any evictions, defaults in lease agreements or they owe any money to any other landlord.

**Credit Requirements** – Items reviewed with a credit check include, but are not limited to, collection accounts, garnishments, bankruptcy, repossessions and evictions. Reports will come back as approved, approved with conditions, approved with max deposit, or declined.

**Criminal Background check** – Criminal history is evaluated as part of our application process.

**Pets** – Select Communities are Pet Friendly, with a maximum of two pets per household. We require a deposit of \$250 and a monthly pet fee of \$50. Breed restrictions do apply.

Positive Investments is an equal housing opportunity community. We follow all federal and state fair housing laws and do not discriminate on the basis of race, color, religion, national origin, sex, familial status, handicap/disability, marital status, sexual orientation, age ancestry, source of income, medical condition, citizenship, immigration status, primary language, genetic information or any arbitrary reason based on the person's personal characteristics. We also do not tolerate discrimination by residents on any one of the above bases.

Signing this acknowledgment indicates that you have had the opportunity to review the residency criteria. These criteria may contain such factors as credit history, criminal background, income requirements, employment and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be declined, and your application fee will not be refunded.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date