

Qualification Acknowledgement – Affordable Housing

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our communities. Nothing contained in these requirements shall constitute representation by Greystar that all residents and occupants currently residing in our community have met or currently meet these guidelines. Qualification standards include but are not limited to the following criteria.

IDENTIFICATION. Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be living in the apartment.

INCOME. All applicants must have a combined verifiable source of income in an amount in accordance with current community guidelines but no less than two (2) times the rental rate. Your household combined gross annual income must be less than \$_____ to qualify for reduced rental rates.

RENTAL HISTORY. Six months of verifiable rental history must be satisfactory. Less than six months rental history may result in the requirement of an additional deposit or denial.

CREDIT HISTORY. Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit or denial.

CRIMINAL HISTORY. Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges.

OCCUPANCY. The maximum number of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home.

PETS. Pet restrictions vary at each community. If you have pets, please see your leasing representative for more information.

FAIR HOUSING STATEMENT. Greystar and the Owner are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or disability, and any other local laws protecting specific classes.

ADA STATEMENT. Greystar and the Owner are committed to compliance with the Americans with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future residents.

AGENCY FUNDING RESTRICTION. Due to our funding, all households must meet the Low Income Housing Tax Credit Code requirements (US Tax Code, Section 42) and/or other agency funding guidelines and restrictions in order to have their application for residency approved.

_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Greystar Representative/Agent for Owner	_____ Date