

ALLIED ORION GROUP

CRITERIA FOR RENTAL – North Post Oak Lofts

50% and 80% Units

Equal Housing – This community does not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin and will comply with state and federal fair housing and antidiscrimination laws.

Occupancy Standard – A maximum of two persons per bedroom are allowed. Persons under six (6) years of age are not considered in this calculation.

Age – Lease holder(s) must be 18 years or older. All occupants 18 years or older are required to complete an application, even if living with parent or guardian.

Income – Gross monthly income of all lease holder(s) must equal 2 1/2 times the monthly rental amount. All income must be verifiable. Income does not include allowance from parents, scholarships or study subsidies.

Income and Rent restrictions apply to some units:

MAXIMUM ANNUAL INCOME FOR RENT RESTRICTED APARTMENT HOMES ONLY

	1 person	2 people	3 people	4 people	5 People	6 People
50%	\$35,400	\$40,450	\$45,500	\$50,550	\$54,600	\$58,650
80%	\$56,640	\$64,720	\$72,800	\$80,880	\$87,360	\$93,840

MAXIMUM RENTAL AMOUNT FOR RENT RESTRICTED APARTMENT HOMES ONLY

	1 Bedroom	2 Bedroom
50%	\$1,011	\$1,137
80%	\$1,517	\$1,820

Employment - Applicant must 1) be employed with current employer for at least six months; 2) have current job and at least six months employment with previous employer; or 3) receiving retirement benefits, government benefits, or any other verifiable and consistent income.

Self Employment - Must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income. Persons whose jobs are commission only or base salary plus commission, tips, or bonuses are considered self-employed.

Rental History - Rental history at the current and previous residence must include satisfactory rental payment history, no evictions, sufficient move-out notice and all lease terms fulfilled. Any debt owed to an apartment community must be paid in full.

Credit – Unsatisfactory credit references including any open bankruptcies, or no credit history may result in the requirement of an additional deposit or denial. Unsatisfactory credit shall be determined through a screening analysis report from First Advantage with a score below 490. The qualifying criteria includes an applicant's credit history, payment history, rent to income ratio, debt to income ratio, and rental history from the rental history database information available at the time the application is processed. The screening analysis report allows us to gather a comprehensive perspective of the applicant's risk level.

Criminal Background - No applicant, resident or occupant may have been convicted of the following criminal activity: Fraud or Fraud Related Crimes, Sexual Offenses including Registered Sex Offenders, Crimes of violence and threats of violence including homicide crimes, Crimes involving the manufacture, sale and/or distributions of drugs, Currently engaged in illegal use of a drug or pattern of illegal use of a drug that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents; Abuse or pattern of abuse of alcohol that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents; Theft Crimes involving force or violence, Kidnapping, Unlawful Restraint, Smuggling, and Trafficking of Persons, Arson, Burglary and Criminal Trespass, Public Indecency and Organized Crime Activity. This includes persons who have not yet satisfied the probationary period of a deferred adjudication.

Each person denied occupancy based on information obtained in the criminal background check, shall be allowed to appeal the denial and submit information that shows mitigating circumstances such as the facts and circumstances of the criminal conduct, the age of the applicant at the time of the crime, severity and recentness of the criminal conduct and rehabilitation efforts.

Renter's Insurance – This community requires each and every resident to secure renter's insurance. Each resident will be required to submit a current statement of such coverage at the time of move in and upon renewal of their policy.

