

**EL DORADO ESTATES**  
**APPROVAL CRITERIA FOR RESIDENCY**

Upon receipt of a completed Application for Residency, El Dorado Estates will obtain a comprehensive credit report. A Fair Isaacs score of 650 or higher with no derogatory rental history is required for approval.

Additionally, the amount of monthly rent must not be higher than 40% of the total monthly income of the applicant.

Where a credit report indicates zero or minimal credit history, proof of income, bank statements and/or letters of reference from mortgage companies, previous landlord or utility companies will be requested to provide sufficient history on which to base an informed decision.

Further, El Dorado Estates participates in Las Vegas Metropolitan Police Department's IDL program and requires each resident applicant to complete an authorization allowing submittal of their information to Metro. Refusal to complete this authorization may be grounds to deny approval of residency.

Steady Employment History or proof of income may be requested.

El Dorado Estates is an age qualified community that requires at least one permanent resident of the household to be at least 55 years of age in at least 85% of all occupied units at the time of original occupancy. A maximum of 15% of our occupied units must have one permanent resident who is 40 years of age or older. No one under age 18 will be permitted as a permanent resident.

El Dorado Estates provides equal opportunity in housing under guidelines of the Fair Housing Act.