

Villa Fiesta



PROSPECTIVE QUALIFYING CRITERIA

The following minimum qualifying criteria has been established for occupancy at Villa Fiesta.

Occupancy Standards:

<u>Unit Size</u>	<u>Maximum Occupancy Standards</u>
One Bedroom (1)	Two Persons Total (2)
Two Bedroom (2)	Four Persons Total (4)

Income:

Individual or combined gross income of prospective resident(s) need to be at least two and a half times the apartment rental rate. All allowances and any other income require verification.

Credit:

If the applicant has no established credit, this shall be considered as an unsatisfactory credit rating. In the absence of satisfactory credit a co-signer with satisfactory credit may be provided, on a case to case basis. Management reserves the right to approve or disapprove individual credit histories.

Rental History:

Present and previous residency must have a history of prompt rent payment, sufficient notice given, and good conduct. In the absence of rental history a co-signer with satisfactory credit may be provided, on a case to case basis.

Financial Institute:

At least one occupant must have a checking or savings account in good standing. New accounts are acceptable.

Criminal History:

A felony conviction may disqualify the prospective resident. A “deferred adjudication” or a pleading of “no contest” on a felony case shall be considered the same as a felony conviction. Additionally, convictions or misdemeanors of a violent nature may disqualify the prospective resident. All criminal background is considered on a case to case basis, which does not always result in a denial.

Employment:

Stable history and income verification, preferably six months to a year.

Age:

No one under 18 years of age (except children living with their parent(s) or guardian.)

Application:

Full and accurate application and identification is required of all prospective residents (18 and over) and co-signer if needed. Falsification or omission of information on the application will result in automatic rejection and forfeiture of application fee.

Equal Housing:

No discrimination on the basis of race, color, sex, age, familial status, disability, criminal background, or national origin with regard to housing the comprehensive policies of Villa Fiesta and REB, Ltd.

