



Accend Qualifying Criteria

Thank You for choosing an Accend Community as your new home! Our goal is to provide an exceptional living environment and outstanding service. Qualification standards include but are not limited to the following criteria.

Fair Housing

Accend and this community comply with all federal, state and local regulations regarding Fair Housing for all applicants and residents regardless of race, color, religion, sex, national origin, familial status or handicap.

Occupancy Standard

Two persons maximum per bedroom (exception: occupant under 12 months of age and/or unless otherwise dictated by city, state or federal law).

Age Requirements

Lease Holders must be at least 18 years of age. All Lease Holders and Occupants age 18 years or older are required to submit an application for approval.

Credit

Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. An automated credit scoring system determines your credit score, which establishes any further verification needed and your security deposit amount.

Automatic Denial

Applicant will be denied if any of the following:

- FACTA Fraud Alert
- Criminal Denial
- Housing Debt
- Unpaid Eviction

Criminal History

Applicant will be denied if:

- Felony conviction, serving deferred adjudication or case pending for the following:
 - Theft of property (exclude checks), damage to property, drug violation, weapons, if within 10 years from completion of sentence.
 - Violence, crime or injury to persons or animals no time limit. Sexual offense no time limit.
- Misdemeanor conviction, serving deferred adjudication or case pending for the following:
 - Theft of property (exclude checks), damage to property, drug violation, weapons, if within 7 years from completion of sentence.
 - Violence, crime or injury to persons or animals no time limit. Sexual offense no time limit.





Non-U.S. Citizens

All Non-U.S. citizens must complete a Supplemental Rental Application for Non-U.S. Citizen and provide copies of passports, visas, or any applicable immigration documentation.

Previous Residences

All applicants and occupants must have at least 12 months positive rental history within the past 24 months. Rental history must be free of evictions, skips and/or delinquencies. No rental history may require an additional deposit. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application. Military applications may not require Rental History, contact your community for further details.

Income

The exact income requirement for each application is determined by the credit rating(s) of the applicant(s). On average, the total gross income of all leaseholders must not fall below 3 times the amount of rent. Roommates may qualify for income jointly however each roommate must qualify individually in all other areas.

Employment

Lease Holder(s) may be required to present evidence of stable work history for up to 3 contiguous months. If not employed, evidence of regular income must be provided to signed offer letter provided. If self-employed, an income tax return from the previous year and bank statements from the previous 2 months must be provided.

Cosigner/Guarantor

If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than 5 times the amount of rent. A guarantor may be denied for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Lease Contract Guaranty, reside in or be a citizen of the United States and may be subject to criminal screening.

Pets

No more than two pets per apartment. Snakes and venomous animals are not allowed on Accend property.

Disclaimer

Tenancy will be denied if any information is misrepresented on this application. If misrepresentations are found after the rental agreement is signed, we have the right to terminate your rental agreement immediately, which would result in you being asked to leave the property. We utilize a third party service to verify any or all of the following; your current and/or past employment, your current and/or past rental and eviction history, your credit history and score(s), and review criminal records within the last 7 years on a nationwide scale. All applicants are processed without regard to race, color, religion, sex, handicap, familial status or national origin.

Signature

Date

