



VIZCAYA QUALIFYING CRITERIA

This community complies 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.

Age Requirements

Lease Holders must be at least 18 years of age. All Lease Holders and Occupants 18 years and older are required to submit an Application for approval and pay the Application Fee.

Co-Signers/Guarantors

If prospective Lease Holder(s) does/do not satisfy income criteria, a Co-Signer or Guarantor will be required. All Co-Signers and Guarantors must complete a separate Application, pay the Application Fee, meet all rental criteria and have a gross monthly income of at least four times the amount of one month's rent.

Credit

Bankruptcy history is acceptable if good credit is reflected for the most recent 12 months. Medical accounts and foreclosures are exempted from the above evaluation. There is an automatic disqualification for unpaid collections/debt to previous apartment communities and/or landlords from the most previous five years. All applicants must provide proof of a valid Social Security Number or international applicants may present a valid passport or other valid government identification in lieu of the credit reporting in the U.S.

Criminal

No applicant (Lease Holder or Occupant) may have received deferred adjudication for or have been convicted of a felony offense of any kind. No applicant may have received deferred adjudication for or have been convicted of a class A or B misdemeanor for: crimes involving actual or potential threat of physical harm to a person, firearms, illegal drugs, theft, destruction of property, or any crime involving a minor that is sexual in nature. Applicants with deferred adjudication for or with a class C or D misdemeanor conviction will be considered if: conviction of violent crime against persons is not within previous 10 years, conviction of weapons, illegal drugs, theft, destruction of property, or assault and battery is not within previous three years, and conviction of any sexual nature is not within previous five years.

Employment

Applicants must present evidence of stable work history for a minimum of one year. If not employed, must present evidence of regular income, or may pay three months' worth of rent in advance. Persons who hold



commission-only or base plus commission, tips or bonuses are considered self-employed. A letter of intent to hire from employer must be provided if employment has not yet begun.

Income

Applicant's gross monthly income must be three times the amount of one month's rent. Paycheck stubs or W-2's are acceptable verification of both income and employment. Allowances, third party support and other income requires verification. Self-employed applicants must provide previous year's personal income tax return and bank statements from the previous two months to show sufficient income.

Liability Insurance

Apartment insurance is required with liability coverage of at least \$100,000 per apartment.

Occupancy Standards

In compliance with the Texas Commission on Human Rights Occupancy Policy under Fair Housing Laws: -Two people maximum per bedroom. -Children over 18 months old are considered a person and count toward the number per bedroom.

Pet Policy

\$400 Non-Refundable Pet Fee per pet. \$10 Pet Rent per month, per dog. No aggressive breeds allowed. Limit is two pets per apartment. Weight limit is 50 pounds.

Previous Residences

Addresses indicated on the credit report must exactly match residences listed on the Rental Application. No evictions within the previous five years will be accepted. Broken leases will be accepted only if older than five years or if paid off in full and proof of re-payment is provided for all amounts owed to previous complex/landlord.

Security Deposit

A standard security deposit will be required for applicants with evictions, broken leases and first-time renters with no verifiable credit history.

I have read, understand and agree to the rental criteria and policies of this community.

Applicant Signature and Date

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