



# RENTAL CRITERIA

**IDENTIFICATION:** Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be living in the home.

**INCOME:** All applicants must have a combined verifiable source of income in an amount in accordance with current community guidelines but no less than three (3) times the rental rate. If an applicant has no income, a guarantor must be obtained or the applicant may be denied.

**RENTAL HISTORY:** Six months of verifiable rental history must be satisfactory. Less than six months rental history may result in the requirement of an additional deposit, guarantor or denial.

**CREDIT HISTORY:** Our credit-reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial.

**GUARANTORS:** 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 six (6) times the rental rate. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening.

**CRIMINAL HISTORY:** Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges.

**OCCUPANCY:** The maximum number of residents permitted to dwell in a home shall not exceed two (2) occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines.

**PETS:** Pets restrictions vary. If you have pets please see your leasing representative for more information.

**FAIR HOUSING STATEMENT:** Legacy Living is committed to compliance with all federal, state, and local fair housing laws. Legacy Living subscribes to a universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes. All persons involved with the leasing and operation of home homes are provided with diversity training on fair housing laws and S+K Corporate policies.

**ADA STATEMENT:** Legacy Living and the Owner are committed to compliance with the Americans with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future residents.

**RENTAL RATES AND LEASE TERMS:** Original rental rate quotes will be honored for two (2) business days. The rental rate quote is associated with the homes availability at the time of your quote, move in date, and lease term requested. Any revisions or changes to the time of the quote, your move-in date, or lease term may require a revised quote which may result in a different monthly rental rate


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Signature of Applicant Date

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Signature of Applicant Date

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Signature of Applicant Date

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Signature of Applicant Date

\_\_\_\_\_  
Legacy Living Representative/Agent for Owner Date

 Title VII of the FAIR HOUSING ACT and its amendments makes discrimination based on race, color, religion, sex, age, national origin, family status, gender identity or disability illegal in connection with the rental of housing.