



# THE SUMMIT AT CROSS CREEK



## RESIDENT SELECTION CRITERIA STUDENT HOUSING

In an effort to achieve our goal of providing the housing environment you desire, all prospective applicants are required to meet established criteria to be considered for residency. The community uses great care and will always abide by Federal, State and Local Fair Housing Laws when processing all potential resident applications.

- A valid state or federally issued photo I.D. is required from all Applicants 18 years of age or older prior to showing any rental home.
- Where applicable to qualify the Applicant must be currently enrolled and in good standing with the University.
- Occupancy standards are one (1) person per bedroom unless stated otherwise.
- Each Applicant must be of legal age to enter into a binding contract based on prevailing state law.
- Guarantors are required on student housing properties unless Applicant can qualify for credit on their own.
- Minimum income standards do apply. Guarantor or Applicant must make three (3) times the rental rate, the Applicant may be required to pay an additional security deposit.
- A credit report will be run on the Guarantor (or applicant if no guarantor.) An unsatisfactory report can result in the denial of the application. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens or judgments. If your application is denied for poor credit history, you will be given the name, address and phone number of the credit reporting agency that provided the report, as required by the Fair Credit Reporting Act. Guarantor or Applicant with little or no credit history may be required to pay an additional security deposit.
- Bankruptcy and foreclosures on a current or previous mortgage will result in denial of the application. If the Bankruptcy has been satisfied, then it will not result in denial.
- Rental history on the applicant will be verified. The application can be denied for a negative rental reference. A negative rental reference constitutes any outstanding balance, eviction, complaints or lease violations to a current or previous landlord.
- Criminal history will be checked on the applicant. Any felony will result in the denial of the application. Any misdemeanor conviction in the past 7 years involving a crime against persons or property or that is gang related, drug related, theft related, prostitution related, sex-related, cruelty to animals related, terrorism related or violent in nature will result in the denial of the application. Three or more DUI charges in the past 7 years will result in an automatic denial. Applications listed on the OFAC (Office of Foreign Assets Control) Specially Designated Nationals list will result in automatic denial. If your application is denied for criminal history, you will be given the name, address and phone number of the credit reporting agency that provided the report. Bella Housing LLC reserves the right to obtain additional criminal reports at will if criminal charges are evident.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application Fee is Non-Refundable, regardless of the circumstances. Please review these policies carefully before submitting an application. We will consider all applications.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date