

# NORTHLAND STATEMENT OF RENTAL CRITERIA - CONNECTICUT

Community Name: The Pavilions

Applicant Name: \_\_\_\_\_

Co-Applicant Name: \_\_\_\_\_

All applicants will be evaluated on the following basis:

1. All applicants for lease must be at least 18 years of age. Occupancy is without regard to age. However, all occupants at least 18 years of age will be held financially responsible and therefore, must be listed as leaseholders and complete the application process.
2. All applicants for residency must provide proof of a valid Social Security number or Individual Taxpayer Identification Number.
3. Applicant's monthly income must be 3 times the amount of one month's rent. For Roommates, each must make 2.0 times the amount of one month's rent. Applicants who hold jobs that are: commission paid only; base salary plus commission, tips or bonuses; are considered self employed. Those Applicants must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income.
4. Applicants owing another apartment community an outstanding obligation without verifiable justification will be required to pay that debt or provide proof of payment before application will be considered. If Applicant owned a home as previous residency, Applicant must furnish mortgage company references and proof of title ownership or transfer of ownership.
5. It is Applicant's responsibility to provide information necessary to contact previous landlords and employers to verify rental and employment history. Management reserves the right to deny Applicant's application if, after making a good faith effort, is unable to verify Applicant's rental or employment history.
6. The occurrence of one of more of the items listed below may cause rejection. However, an Applicant may then choose to provide a Co-Signer meeting all requirements as Leaseholder, three months rent in advance or an additional Deposit of no more than two times the monthly rent as permitted by law:
  - Insufficient or no verifiable income
  - Unsatisfactory credit rating
  - Insufficient or no rental historyAll Guarantors must complete and execute a separate Application, meet all rental Criteria, qualify without exceptions and must have a gross monthly income of at least 5 times the monthly rent for the apartment.
7. An Applicant with a felony or misdemeanor conviction or who has received deferred adjudication for crimes involving the actual or potential threat of physical harm to a person, firearms, illegal drugs, theft, destruction of property, or any crime involving a minor or that is sexual in nature, will not be accepted. Persons whose residency would result in a direct threat to the health, safety and welfare of other residents will not be accepted.
8. Providing any false, misleading or incorrect information on the rental application will be sufficient grounds for rejecting the application. Discovery of falsification of application after move-in will be sufficient grounds for immediate termination of the Lease Contract. All information provided by the prospective resident may be reviewed with appropriate state and local government authorities and or consumer credit reporting agencies as permitted by law.
9. Non-discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin is the comprehensive policy of this company.
10. The management shall comply with and enforce any applicable governmental limitations on the number of persons who may reside in a unit or any portion thereof, imposed by any local, state or federal statute, code, ordinance or regulation.
11. If application is not approved based on criteria, your Application Deposit will be refunded. The \$55.00 Application Fee is non-refundable.
12. This community's pet policy is as follows:  
A non-refundable pet fee of \$275 for a cat and \$350 for a dog. Restrictions apply - non aggressive breeds, no more than 75lbs. combined weight by full growth.
13. Water furniture is accepted on the first floor only, with proof of insurance, deposit and written management approval. Northland and this community encourage all residents to purchase Renters' Insurance to protect resident and personal belongings.
14. All Applicants understand that upon application approval they are required to obtain and maintain liability insurance protection for Owner with coverage in the amount of one hundred thousand dollars (\$100,000.00) for damages to Owner's and third party's property with provisions covering at least perils of fire, explosion, sewer backup, smoke, and accidental water discharge.

## I HAVE READ, UNDERSTAND AND AGREE TO THE RENTAL POLICIES OF THIS COMMUNITY.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Community Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_