



CASCADE RIDGE Eligibility & Occupancy Policy

Thank you for your interest in joining our beautiful, smoke-free community. This information is for your convenience and to inform you of our application process. The following criteria are used to evaluate your application for occupancy:

I. INCOME AND CREDIT HISTORY

1. Please provide details of your anticipated gross income for the next twelve months.
2. Employment History of **at least one (1)** year (a minimum of 6 months may be considered, based on the other factors presented in your application); we will consider previous work history.
3. The household's financial ability to pay monthly rent plus other long-term obligations (payments extending more than six months) should not exceed **55%** percent of household's monthly gross income. Income ratios will not automatically disqualify an applicant. The ratios will be considered in the context of your credit history and projected income.
4. Credit accounts placed in collection and/or judgments may require a condition for acceptance. That means we may require additional security monies or the application may be denied. An eviction on your record is considered an automatic denial of your application.
5. Bankruptcies and foreclosures within the preceding 12 months is a reason for denial of an application. Explanations, in writing, must be provided and the approval, or denial, of an application will be based upon the facts and the potential and/or satisfactory restitution made.

II. RENTAL HISTORY

All adult applicants must provide information regarding their residential history for the past two (2) years. If you have less than two (2) years rental and/or mortgage history, your application may still be accepted, based upon the remainder of information and references that you provide. All adult household members must have satisfactorily honored their previous lease agreement(s). If your landlord reference(s) are inadequate, your application may still be approved, based on credit history and employment history (or other source of income). We may require a condition for acceptance.

III. CRIMINAL RECORD

A criminal record check is the final step in our process. Findings that may result in an application being denied include, but are not limited to the following:

- A felony conviction of any applicant or household member
- Any conviction within the past three years
- Recent illegal drug activity; including the sale of illegal drugs
- Gang involvement of any kind
- Any crime against or involving a minor child or negligence of a minor child
- Any violent act against another individual
- Any vandalism or theft charges



IV. OCCUPANCY POLICY

In accordance with federal housing guidelines, occupancy is limited to two (2) people per bedroom.

1. All persons occupying the residence must be included in the lease, either as a lessee or as an authorized occupant.
2. If you ask us to approve an additional occupant to your household, we will not approve your request if, through verification, we determine that the proposed new household member has or currently is engaged in any criminal activity or has failed to qualify under any of the Eligibility and Occupancy Policy guidelines.
3. Cats and dogs are welcome. There is a maximum of 2 pets per unit. Weight limit for one canine is 150 lbs. Weight limit for two canines is 75 lbs. each. An additional deposit and pet agreement (for each pet) are required.

If you feel you meet our requirements you will need to bring the following to apply.

- A completed application
- A current government-issued photo ID for all adult applicants
- Proof of income for all occupants – examples: if employed, provide three (3) current consecutive check stubs or your most recent Social Security benefit letter

Your application will not be accepted without the payment of \$24 per applicant via credit card (VISA/MC/AMEX).

**If you have a guarantor condition to your approval, there will be a \$24 credit fee payable to process your guarantor's application.*

If your application does not satisfy all of our screening criteria, we may elect to accept your application with a condition that could result in an additional security deposit amount and/or covenants. If your history contains negative information in any category, your application is subject to denial. Falsifying information, providing misleading information and/or failure to disclose pertinent information is grounds for an automatic denial.

YOUR FIRST MONTH'S RENT AND YOUR SECURITY DEPOSIT MUST BE PAID ON OR BEFORE YOUR MOVE-IN DATE; THESE PAYMENTS MUST BE MADE ONLINE IN YOUR APPLICANT ACCOUNT.

ACKNOWLEDGED AND AGREED

I/We have read and understand that a verification of landlord, credit, employment, income and criminal history, as well as any required additional verification(s) necessary, will be made by Renaissance Realty Group, Inc. to determine household eligibility.

