



University House Lake Road

STATEMENT OF RENTAL POLICY

April 7, 2010

- AVAILABILITY:** Based on the availability of specific apartments.
- RENTAL APPLICATIONS:** To be completed by all applicants or lease guarantors with an application fee paid by each prospective leaseholder or occupant over 18.
- OCCUPANCY:** Maximum occupancy per unit:
- Efficiency – 1 leaseholder*
 - One bedroom – 1 leaseholder*
 - Two bedroom – 2 leaseholders
 - Four bedroom – 4 leaseholders
- *Double occupancy permitted for legally married couples or siblings
- PETS:** Cats and dogs are allowed – maximum of two animals per apartment
- A leaseholder is permitted to have two (2) pets if he/she is leasing all bed spaces in the unit
 - Shared occupancy leaseholders are permitted to have one (1) pet
 - Pet Agreement and fees must be approved and paid *in advance* of animal occupancy
 - Leaseholders are permitted to register a pet after taking possession with roommate approval (where applicable as indicated above)
 - No weight limit
 - The following breeds are restricted: American Bulldog, Pit Bull/Bull Terrier, Doberman Pinscher, Chow Chow & Rottweiler
 - Violations of this policy will result in fines as outlined in the Lease contract and/or UH Rules Book
 - Approval and revocation of pet privileges is at management discretion, regardless of breed
- VEHICLES:** Recreational or commercial vehicles (except for mopeds and scooters) are not allowed unless such an area has been designated by management. The management reserves the right to limit or disallow cars and motorcycles as well as to change or amend the policies at any time. Parking space is limited; therefore, the number of vehicles allowed is to equal number of lease holders per unit, not to exceed:
- Efficiency – 1 vehicle (2 vehicles permitted for double-occupancy units)
 - One bedroom – 1 vehicle (2 vehicles permitted for double-occupancy units)
 - Two bedroom – 2 vehicles
 - Four bedroom – 4 vehicles
- CREDIT SCORING:** Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. A credit scoring system awards points for each factor that helps predict who is most likely to repay a debt (or in this case, fulfill the lease). The resulting score will determine "Approval", "Conditional Approval" or "Denial" of your application. Automatic denial will result from: False Social Security Number, Unpaid Housing Debt and/or Unpaid Eviction.
- CRIMINAL HISTORY:** A criminal history check will be performed on all occupants over 18. Deniable offenses include:
- All Felony convictions, or pending indictments for a Felony
 - Any Misdemeanor conviction that includes crimes against a person or property, or any sexual crime
 - Any offenses that involve manufacturing or distribution, or *intent* to manufacture or distribute any kind of drug
- INCOME:** Monthly rent shall not exceed 33% of gross monthly income of applicant. All income must be verified by the last two paycheck stubs. Scholarships, study subsidies and/or inconsistent income such as alimony, commissions, or tips will require written verification. Self-employed applicants must provide the previous year's tax return. Unemployed applicants must provide documentation in the form of a bank statement, IRA, or trust fund reflecting a balance equal to the sum of the lease term rent.
- GUARANTORS:** Credit Scoring: Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. A credit scoring system awards points for each factor that helps predict who is most likely to repay a debt (or in this case, fulfill the lease). The resulting score will determine "Approval", "Conditional Approval" or "Denial" of your application. Automatic denial will result from: False Social Security Number, Unpaid Housing Debt, Unpaid Eviction, Negative TeleCheck, No SSN and/or No Credit.
- Guarantor's income must be equal to or greater than 4.5 times the sum of the monthly rent; or, written documentation in the form of a bank statement, IRA, or trust fund reflecting a balance equal to the sum of the lease term.

We are pledged to the letter and spirit of the United States Policy for the achievement of Equal Housing Opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, national origin, ancestry, creed, religion, sex, physical or mental disability, marital status, and familial status (families with children under the age of 18).

Applicant Signature



Date