Statement of Rental Policy

It is the policy of The Highlands to do business in accordance with all Fair Housing Laws. Please review the following criteria prior to leasing an apartment. If you have any questions or concerns, please feel free to let us know.

Credit History: Unsatisfactory credit may be considered with management approval only

- An additional deposit of $300 up to one full month's rent may be required
- Bankruptcy may be considered depending on bankruptcy situation assuming that positive credit has since been established. An additional deposit of one month rent may be required.
- Foreclosures may be considered with management approval. An additional deposit of one month rent may be required.

Income: Applicants must gross three (3.5) times the amount of the market rent per month. The following items will be accepted as proof of income:

Pay check stubs	Previous year tax statement
Bank statement	If applicant has a new job an offer letter on company letterhead

Rental History:

- We require satisfactory payment history of at least 50%
- If you have a broken lease less than 3 years old your application will be denied
- If you have an eviction judgment less than 5 years old your application will be denied
- If you have rental debt less than 3 years old your application will be denied

Criminal History:

- Criminal convictions will be reviewed after all other criteria have been met
- We will comply with all applicable Fair Housing Laws

- Please note that all occupants 18 and over will be required to be leaseholders and subject to credit and criminal background check
- Guarantors and/or Co-Signers are NOT accepted – all applicants must meet requirements individually
- Maximum occupancy of 2 people over 12 months per bedroom
- No short-term leases available
- All application and reservation fees are non-refundable

*** Disclaimer ***

All applications are evaluated by management. Management reserves the right to approve or deny applications based on all documentation gathered.

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Applicant Date Applicant Date