



## **Resident Qualification Standards**

It is our policy to comply with the Fair Housing Act and offer equal housing to all persons.

FW Harrison Park requires all residents to meet the following applicant qualification standards:

1. All Persons leasing an apartment must be of legal age to sign a contract. Applicant must be 18 years or older or an emancipated minor. All occupants 18 years or older will be required to complete an application (even if living with parents or guardian). Each applicant must complete an application in its entirety and all information provided must be true, accurate, and complete, as well as verifiable. A non-refundable applicant screening fee is required per application.
2. Qualification is determined using a credit analysis model, which provides data about an applicant in terms of resident history, current rent-to-income ratio, FICO credit scores, criminal background history as well as a search of public records. Credit reports are valid for 90 days.
3. If there are two or more applicants, a joint credit analysis will be processed. Joint reports weigh the combinations of income and risk and will be based on the aggregate score.
4. Maximum occupancy per apartment: One Bedroom: 3 Two Bedrooms: 5 Three Bedrooms: 7
5. Pet Regulations: (Where applicable) Two indoor cats or two dogs will be allowed per apartment based on property breed restrictions. Dog should be on a leash at all times and owners must pick up after their dog(s). Breeds not accepted are: Akita, Bloodhound, Chow, Doberman Pinscher, Eskimo, Elkhound, German Shephard, Great Dane, Malamute, Mountain Dog, Mastiff, Newfoundland, Pit Bull, Rottweiler, Shepherd, Sheepdog and Saint Bernard. All pets must be registered and approved by Management and a Pet Agreement must be signed. Additional deposits, fees and pet rent may apply.
6. Identification: Each applicant is required to provide a US Government issued identification card or driver's license or any valid Government issued passport.
7. At least one adult household member must pass the credit history evaluation. Credit reports must be evaluated on the following guidelines:
  - Each credit report shall be evaluated on a pass, pass with conditions or fail basis
  - Negative medical history will never be considered in evaluating credit
  - Evaluation will be made by an independent credit screening company.
8. Guarantor acceptance: An applicant may be eligible to be accepted for residency with a guarantor if the applicant has insufficient income or lack of credit. The guarantor must complete an application and submit an application fee for processing and must meet all of the qualification standards. The income requirement for a guarantor would be (5) five times the monthly rent. The guarantor must sign the Lease Agreement as a leaseholder. If the guarantor is not present at move-in, the Lease Agreement must be notarized and received on or before move-in day in order for the applicant to receive keys.
9. Social Security number: The US Government requires that each citizen and each resident alien acquire a Social Security number. In the event that the applicant is a foreign citizen who is only in the country on a temporary basis, a copy of a valid visa or permit is required to cover the term of the prospective lease agreement. For foreign citizens who have not established credit in the United States, the provision in Section 8 above will apply.