

# STATEMENT OF RENTAL POLICY

The Aspens at Ridgeview Falls, LLC, a Kansas limited liability company d/b/a Aspen Ridge Apartments is an equal housing opportunity provider. We provide housing regardless of race, color, religion, sex, national origin, handicap status, familial status or any other federal, state or locally protected classes.

To be considered for approval, an applicant must be at least 21 years of age and fully complete a rental application on the form provided. Any falsification or misrepresentation of information may be grounds for denial or later eviction.

Applicants are subject to approval through an outside Application Processing Agency. Based on the information obtained, an applicant is approved, denied or accepted with conditions. The following factors will be considered:

- Income: Gross monthly earned income must be three times the monthly rent for one occupant and four times the monthly rent for two or more occupants.
  
- Employment: Each applicant must be employed and/or provide proof of income. Anyone not having a monthly income may qualify with a current bank balance equal to or greater than 1 years' rental payments. A copy of the bank statement showing this balance is required. Court ordered alimony and child support will be considered as income. A copy of the court order is required. Pensions or Social Security are considered income with a copy of applicant's pension or Social Security check or a copy of a bank statement showing direct deposit of the pension or Social Security payment. Full time students (with no income) may qualify with a guarantor. Funds must be in a US bank or verifiable US income. Unemployment benefit payments shall not be considered income. Each applicant must provide written proof of income such as a current check stubs (one-month history) or an employment letter of offer or your most recent year's tax record so long as it can be verified that applicant is currently employed.
  
- Rental History: Any applicants with negative rental history, including, without limitation, judgments, outstanding debt to previous landlords, excessive late payments, excessive returned checks, and damages owed and/or evictions may be denied.
  
- Criminal: Any applicant or occupant with certain felony convictions or unresolved charges for such (other than a felony traffic offense arising from an incident in which no personal injury or property damage occurred) and/or any misdemeanor sex-related crime or a crime against a person will be declined.
  
- Credit History: A complete credit history is required and must be satisfactory with acceptable accounts payable history as well as a satisfactory FICO score. If an application is rejected or accepted with conditions, the applicant will be provided with the name and contact information for the consumer reporting agency, which provided the credit report.
  
- Occupancy: Subject to applicable law, the maximum allowed occupancy for any housing unit is two persons per bedroom.
  
- Guarantors: Should a guarantor be required as a condition of approval, any guarantor must meet all of the above criteria; have no collections, have a minimum FICO score of 600 and earn five times the rental rate for the unit leased.
  
- Pets: A dog or cat are permissible pets and must be 35 pounds or under when fully grown with a maximum of two pets per home. A \$200 pet deposit and \$250 non-refundable pet fee per pet is required. Pet rent is \$25 per month for one pet and \$50 per month for two.
  
- 55 and Over: No person under the age of 21 shall be permitted to reside at Aspen Ridge Apartments and at least one of the Tenants is required to be age 55 or older and all applicants will be required to verify their age.

A minimum-security deposit of \$200 for apartments will be collected. A \$200 non-refundable administration fee for apartments will be retained by management. The full deposit will be refunded only if the applicant is denied. Should applicant cancel more than 24 hours following application, the full security deposit is forfeited. A non-refundable application fee of \$50 per person will be collected upon receipt of the application. Lease must be signed within 10 days of application approval to secure home and move in date, failure to do so will result in cancellation and forfeit of deposit. A community fee will be collected at move-in and upon each renewal in the amount of \$500 for one occupant and an additional \$250 for each subsequent occupant.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Management: \_\_\_\_\_ Date: \_\_\_\_\_

