

WAREHOUSE AT NORTHGATE

FACTORY AT NORTHGATE

Occupancy Requirements

Availability Randor Management is an Equal Housing Opportunity provider. Applications for apartment homes will be accepted on a first come, first served basis and are subject to availability. Rental rates are subject to change without notice.

Rental Applications A *Rental Application for Residents and Occupants* must be completed and maintained for each legal adult prospective resident who will be living in the apartment. Any false information will constitute grounds for rejection of application.

Qualifying Standards Residence: Up to 24 months of rental history is subject to verification on present and previous residences. A positive record of prompt monthly payments, no damages and no breaches of lease agreement are expected.

Credit Report: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for unsatisfactory credit, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency.

Income: Stable employment and income verification is required. In order for an applicant to be approved, he/she must generally earn on a gross monthly basis a minimum of three times the gross monthly leased rent. Acceptable documents to provide income verification include: previous month's pay stubs, a letter from the employer, the most recent W-2 form or for self-employed applicants, a copy of the most recent tax return or certified verification from his/her company accountant or bank. Other forms may be considered, subject to approval by management. Note: All documents provided are considered confidential and will be treated as such.

Criminal Background: Permission to obtain applicant's criminal record is required. Grounds for rejection of an application or occupant may include, but are not limited to any felony conviction or arrest record. We also do not lease to applicants with certain misdemeanor arrests and convictions.

Guarantors In the event an applicant does not meet the income, credit report or residence requirements as stated above, the applicant will be required to procure a guarantor. In such an event, the guarantor must complete a *Lease Contract Guaranty* in its entirety and meet all income and credit report requirements as stated above.

Subletting Subletting and/or Resident Replacement is permitted only with prior written consent of management. If consent is granted, the fee is \$150. The new resident must pay the application fee and fill out a *Rental Application for Residents and Occupants* and meet all requirements as stated herein. Other residents/occupants must approve the potential new resident.

Application Fee An application fee of \$50 is required from each applicant at the time of application and can be made by check, money order or credit card (Visa, MasterCard or Discover). At no time is this fee refundable.

Application Deposit An application deposit is also required at the time of application and is equivalent to \$200 per bedroom in the desired apartment. In the event that the application is rejected, the application deposit will be fully refunded. If the application is accepted, the application deposit is not refundable at any time for any reason. Once the lease has been fully executed, the application deposit will be credited to the required security deposit and is subject to refund pursuant to the *Apartment Lease Contract*.

Occupancy Standards Generally, only one application is accepted per bedroom. For apartments not leasing on a "per person" basis, we will allow one additional application per apartment for an additional fee. No more than 2 people are allowed in any one bedroom.

Per-Person Qualification In order to qualify for a "per-person" lease the applicant must be applying for a 4 bedroom apartment and must be a current student at a local College or University. Proof of enrollment may be required. Due to the potential for roommate matching, the applicant agrees to read and sign and abide by the *Roommate Matching Information and Authorization* forms.