



RENTAL CRITERIA

Please note that this is our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements, there may be residents and occupants that have resided here prior to these requirements going into effect, additionally, our ability to verify whether these requirements are met is limited to the information we received from various applicant reporting services.

QUALIFICATIONS:

1. Rental History - Applicant must have a minimum of six (6) months, preferably one (1) year, satisfactory rental history or mortgage verification. If a first time renter, we may require an additional deposit equivalent to one (1) installment based on the 12 monthly installments program. Evictions or poor rental history are automatic rejections.

2. Income - Applicant's income must be verified at three (3) times the monthly market rent. Roommates must each have income of 50% of three times one (1) installment based on the twelve (12) monthly installments program.

3. Employment - Applicant must have a minimum of one (1) year employment history in the same field of work. Applicant must be currently employed. Recently graduated college students may qualify if a job is secured. Current university students may be accepted with verifiable income or a letter of guarantee from parents or legal guardians.

4. Credit History - All credit history must be satisfactory with no past due balances, collections within the last four (4) years, bankruptcy or judgments within the last seven (7) years. Bankruptcy automatically requires one (1) installment based on the twelve (12) monthly installments program as an additional deposit. Applicants with no credit history may be required to pay an additional fee of one (1) installment based on the twelve (12) monthly installments program.

5. Criminal History – If you have been arrested, convicted or received deferred adjudication for any of the following, your application will automatically be denied: a felony of any kind, any weapons charge, burglary, sex crime, assault or criminal trespassing.

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or deferred adjudication for a felony or some misdemeanors.

6. Cosigner (Guarantor) - Can be used in lieu of the above categories: Rental, Income, Employment and/or Credit History. They must complete a Guarantor Agreement and meet all rental criteria and will be held legally responsible for the lease and all addendums. The cosigner must also make three (3) times the amount of one (1) installment based on the twelve (12) monthly installments program.

CRITERIA:

1. Occupancy Recommendations- 2 occupants per bedroom in a Conventional Lease Agreement

A family may occupy an apartment if the family does not exceed two persons per bedroom plus a child who is less than twentyfour (24) months old and sleeps in the same bedroom with the child's parent, guardian, legal custodian, or a person applying for that status. Residents who have a child less than twentyfour (24) months old at the time of the rental application or lease renewal and whose child has reached twentyfour months of age during the lease term will be required to transfer to another apartment at the end of the lease term. For the purpose of this occupancy policy a "family" shall consist of the following : one or more individuals (who have not attained the age of 18 years) being domiciled with: (1) a parent or other person having legal custody of such individual or individuals; or (2) the designee of such parent or other parent having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18.

2. By-The-Bed Leasing versus Conventional Leasing – A Conventional Lease Agreement lists all occupants as lease signers for the entire apartment therefore making all occupants responsible for the entire contract. An Individual, By-The-Bed Lease Agreement adjusts the contract to reflect one lease signer per bedroom where that lease signer is only responsible for their portion as indicated on their individualized lease contract. A By-The-Bed lease signer shares responsibility of the common living area and the utilities with the other apartment dwellers. By-The-Bed leases allow 1 (one) person per bedroom without exception. In addition, a By-The-Bed lease signer understands they can be roommate matched without notice or permission. The Block reserves the right to limit the number of By-The-Bed leases available. A \$25.00 recurring fee will be incurred for the By-The-Bed leasing option. This fee is subject to change at any time. A Conventional Lease Agreement must be in place for 2 (two) residents to share 1 (one) bedspace. All residents in one unit must be under the same lease option either all on a By-The-Bed Lease or all on a Conventional Lease. All bed spaces must be legally occupied or pre-leased in order to renew or be assigned to a particular unit unless a written exception is provided by Management.

3. Pet Policy - Only two (2) pets max per apartment. A \$500 pet deposit is required for 1 pet with ½ of the \$500 deposit refundable. An \$800 pet deposit is required for 2 pets with ½ of the \$800 deposit refundable. Animals used as disability assistance are not considered as pets under this policy. No exotic pets or restricted breeds as defined by the American Kennel Association can be allowed. All city ordinances apply.

4. Application Fee, Administrative Fee, Deposit and Transfers – A \$250 non-refundable fee is required per bed space. A \$50 non-refundable application fee is required to process additional applicants for the same bed space. This fee covers the application fee and administration fee and is not refundable under any circumstance. All applicants must complete a separate rental application. If an applicant chooses to transfer to another apartment or location after original application, applicant will be required to pay a transfer fee as outlined in the Lease Agreement. All international applicants are required to pay a refundable deposit of 1 month's rent.

5. Installment Program – **This lease is not a per diem lease agreement.** There is a lump sum to occupy the space in the date parameters outlined in the Lease Agreement. As a courtesy, the Lease Signer has the option to divide the lump sum contract amount into twelve (12) equal installments. **The first monthly installment is due on or before the Starting Date of Lease Term. The next installment is due and payable on 1st of the following month.**

EQUAL HOUSING OPPORTUNITY

We do business in accordance with the Federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968, as Amended by the Fair Housing Community Development Act of 1974). IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS.

“ I hereby authorize CWS to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. **I hereby expressly release CWS, and any procurer or furnisher of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.**”

I, the undersigned, have read and understand the rental application criteria.

Applicant's Signature

Date

Owner Representative

Date



APPLICANT DATA

Name: (First) (Middle) (Last) Cell Phone: ()

Current Local Address: (Street) (City) (State) (Zip)

Permanent Address: (Street) (City) (State) (Zip)

Email Address: Male Female Date of Birth: / /

Single Married Are you a U.S. citizen? Yes No Social Security Number: - -

Driver's License Number: State of Issue: Expiration Date:

If are a student, what is your year in School? Freshman Sophomore Junior Senior Graduate

Have you ever been evicted from any residence? Yes No Reason:

Have you ever been convicted of a felony? Yes No Reason:

PARENT OR GUARDIAN

Name (Lease Guarantor):

Relationship (to you): Email Address:

Address:

Home Telephone: () Work/Cell Telephone: ()

Social Security Number: - - Name of Employer:

Employment Start Date: Annual Income: \$ Any additional annual income: \$

In the event of serious illness, death, or circumstances that would make you unavailable, is this person allowed access to remove your property from your unit or the common areas? Yes No

PARKING / VEHICLE INFORMATION

Do you need parking? Yes No Which type of parking do you prefer? Standard Tandem

Vehicle Make: Model: Year: Color: License Plate #:

HOUSING SELECTION

Efficiency 1 bedroom 2 bedroom 3 bedroom 4 bedroom 5 bedroom

How did you hear about The Block on Campus?

Which Lease type do you prefer? Conventional By-the-bed Preferred Move-In Date: / /

LOCATION & ROOMMATE PREFERENCES

28th Leon Pearl North Pearl South 23rd Rio Grande 25th East 25th West

If you have already chosen your roommates, please indicate their name(s) below. All roommate choices must be mutual in order to be placed together.

1) 3)

2) 4)

If you fail to answer any question, or if you have given false information: (1) we are entitled to reject this application; (2) we will retain all processing fees and/or deposits as liquidated damages for time spent and expenses; (3) we will terminate any right to lease the bedroom; and (4) if you have signed a lease, it will be a violation of the lease. A lease must be signed at the time this application is accepted in order to be assigned a waitlist unit or permanent apartment. By my signature I attest that the information contained herein is correct. The Block on Campus is authorized to verify my credit history and criminal history and all other submitted information for the purpose of evaluating this lease application.

Applicant Signature: Date: / /

Accepted By: Date: / /