

To help us complete your application in a timely manner, we ask that you fill out the application as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with "none".

Some Peak Living communities have additional rental requirements relative to age or income restrictions. Senior and/or income restriction criterion can be provided by community if they follow these additional restrictions.

RENTAL APPLICATION: All Adult applicants aged 18 or older must submit a fully completed, dated and signed residency application and non-refundable credit/criminal screening fee. Applicant must provide proof of identity. Any omissions or falsifications may result in rejection of an application or termination of a lease. ***Credit/criminal screening fee not collected at HUD properties*

APPLICATION FEE: A non-refundable application fee is required per application. This should be in personal or certified funds. ***Not applicable to HUD properties*

OCCUPANCY STANDARD: Each community established certain occupancy standards based upon the size and composition of the unit. Generally, the accepted standard within a unit is a minimum of one person per bedroom*, and a maximum of two persons per bedroom plus one. However, those standards may be modified based upon the unit size and the composition of the persons renting the unit. ***A reasonable accommodation may be requested to allow for a Live In Care Attendant/Aide, or medical equipment. This must be supported with documentation from a healthcare provider for the need for the extra bedroom.*

AVAILABILITY POLICY: Apartments may become available to prelease when the current resident submits a written notice to vacate.

AGE REQUIREMENT: Lease holder(s) must be 18 years of age or older. All occupants 18 years of age or older will be required to complete an application (even if living with parent or guardian).

INCOME REQUIREMENT: Applicants must qualify for unit based on income restrictions and household size. All sources of income must be verifiable if needed to qualify for a rental unit.

***Minimum income requirements are applicable on RD properties, when no assistance is immediately available.*

***Minimum income requirements are not applicable to applicants who are mobile vouchers holders.*

EMPLOYMENT VERIFICATION: Lease Holder(s) must have stable and verifiable employment or, if unemployed or retired, other sources of other income must be verifiable if needed to qualify for a rental unit.

SELF-EMPLOYMENT: Self-employed applicants will be required to produce upon request 2 years of tax returns and a current Profit and Loss. Unemployed individuals must provide verifiable proof of income.

RENTAL HISTORY: Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.

CREDIT REQUIREMENTS: A credit report will be processed on each applicant aged 18 years and older. Based on your credit report, your application may be approved, declined, or approved on the condition that an additional security deposit be paid in advance by cashier check equal to one- or two-month's rent. If an applicant is declined or approved with conditions, the name, address, and telephone number of the consumer-reporting agencies providing the information will be provided to the applicant. By law, it is required that this letter is sent to these applicants.

***For HUD properties, the security deposit is determined by the household income. Please reference the Property Tenant Selection Plan for more information.*

***For RD properties security deposit will be equal to one months basic rent..*



ANIMALS: While not all communities allow pets, all Peak Living communities have Animal and Breed Restrictions, including but not limited to: Dogs – Akitas, Alaskan Malamutes, Bull Mastiffs, Bull Terriers (American Bulldog), Chow-Chows, Dalmatians, Dobermans, German Shepherds, Great Danes, Karelian Bear Dogs, Pit Bulls (American Pit Bull Terrier, American Staffordshire Terrier, American Staffordshire Bull Terrier), Presa Canarios, Rottweilers, Shar Pei, Siberian Huskies, St. Bernards, and Wolf Hybrids, or any other breed mixed with these breeds; Poisonous Animals – Tarantulas and Piranhas; and, Exotic Animals – Reptiles (snakes, iguanas), Ferrets, Skunks, Raccoons, Squirrels, Rabbits and Birds (parrots, cockatiels, macaws). All animals must have PRIOR approval before being brought onto the premises.

CRIMINAL HISTORY: All applicants must honestly report all prior criminal history of all occupants. Failure to disclose prior criminal history is grounds for denial. A state-specific criminal background check will be conducted on all anticipated occupants aged 18 years and older; this information will not be reviewed until after the applicant has had credit references checked and approved. Persons who are listed on any sex offender list will not be considered. Persons who have a criminal conviction relating to manufacture or distribution of controlled substances will generally be denied. In review of criminal history, management may consider several factors including but not limited to, the nature and severity of the crime, along with how much time has passed since the criminal activity and/or the release from any imprisonment, parole, or probation. Applicants denied due to criminal history may appeal that decision by providing such appeal in writing within 10-business days of the denial, along with any information that applicant desires to provide.

If you need to call us back with more information, please do so within a 72-hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until Management approves the application and the lease is fully executed by all parties.

Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it may be reported as disputed in accordance with law.

Some Peak Living communities may opt to re-screen criminal history for all residents over the age of 18 at annual recertification and/or lease renewal.

All affordable communities must recertify all households for Household Composition, Income, Assets, and Student Status on an annual basis. Failure to comply with this request will result in the non-renewal of the lease.

By signing below I am verifying that I have read and understand the above information and agree to be screened for housing based on these parameters.

_____/_____
Applicant / Date

_____/_____
Peak Living Representative / Date

Peak Living is committed to Fair Housing and follows the laws of Equal Opportunity Housing, the Fair Housing Act, the Violence Against Women Act, the Rehabilitation Act, and the Americans with Disabilities Act (ADA). Therefore, Management will not discriminate based on race, color, creed, religion, sex, national origin, age, disability, sexual orientation, income source, marital status, familial status, gender identity, veteran military status, or any protected class in the state, county, or city. Management will accept Reasonable Accommodation / Modification requests to accommodate a disability.

