

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 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. Any omissions or falsifications may result in rejection of an application or termination of a lease.

We do not accept reusable tenant screening reports.

APPLICATION FEE: A non-refundable application fee is required per application. This should be in personal or certified funds, separate from other fees.

We may also require a fee to be collected to reserve your apartment home off the market. In the event the application is cancelled within 48 hours, this fee shall be refunded in full. If application is not cancelled within 48 hours and move-in does not occur, the fee will not be refunded. This fee should be in certified funds, separate from other fees.

Refunds are processed within 15 – 30 days, dependent on state law. Regardless of physical or electronic application submission, all refunds are returned in the form of a physical check to the address provided on application.

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 two persons per bedroom plus one. However, that standard may be modified based upon the unit size and the composition of the persons renting the unit.

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 have a combined gross income of at least two and a half times the monthly rent. All sources of other income must be verifiable if needed to qualify for a rental unit.

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 may be required to produce upon request 2 years of tax returns or 1099s and non-employed 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 may be processed on each applicant. 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 and/or an approved Guarantor. 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.

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 may be conducted on all anticipated occupants; this information will not be reviewed until after the applicant has had credit references checked and approved. Pending criminal actions may be grounds for denial but will be reviewed on a case by case basis. 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 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 lease renewal.

For communities with HOME Units: Using the total household income at recertification, management will determine if the over income household exceeds the 80% HOME income limit. If the household exceeds 80%, management will use a qualifying comparable (same size or larger) LIHTC-only unit for replacement. The LIHTC-only replacement unit will be re-designated as a LIHTC-Low HOME unit. The over income unit will be re-designated as a LIHTC-only unit. HOME and LIHTC units must recertify household and income information on an annual basis.

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

