



## RENTAL QUALIFYING CRITERIA

### **ABOUT APPLICANT SCREENING**

This property evaluates each person applying to reside at the community with a credit-risk scoring system that is provided by an independent consumer reporting agency and consistently applied to all of this property's applicants. This scoring system uses a statistical model to estimate the credit risk that an applicant may not satisfactorily fulfill his/her lease obligations

### **INCOME**

To qualify, a prospective resident's monthly gross income must be equal to or exceed three (3) times the monthly rental amount. For joint applicants, combined income must meet this threshold. Unemployment income does not qualify. If an applicant has no monthly income, proof of funds covering one year's rent, maintained for at least four months, may be provided instead.

### **CRIMINAL BACKGROUND**

A criminal report is required for each leaseholder. Felonies, misdemeanors, and active indictments may result in denial, depending on the nature and time elapsed since the offense.

### **OCCUPANCY STANDARDS**

The standard occupancy is two people per bedroom plus one additional occupant. Exceptions to this standard may be made at Management's discretion and must be in writing.

### **APPLICANTS**

Everyone 18 and older must apply and provide two IDs, including a Social Security card and government photo ID. Alternatives are available for those without a Social Security card or number.

### **RENTERS INSURANCE**

Residents must maintain \$100,000 liability and \$12,000 personal content coverage, naming the landlord as an "additional interest." Proof is required before move-in or lease renewal. Lapses in coverage may breach the lease.

### **CREDIT REPORTING**

It is HHHunt's policy to report the rental history of our residents to Experian – one of the three main credit reporting agencies. This account will be shown on the credit report as a typical installment loan and will reflect on-time payments made during a resident's tenancy at an HHHunt community.

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