

**Equal Housing Statement:** Madison Apartment Group, L.P. and its communities comply with Fair Housing Laws and do not discriminate on the basis of race, color, sex, religion, physical or mental disability, familial status, sexual orientation, national origin, ethnicity, ancestry, age, marital status, pregnancy, medical condition, or on the basis of any other status protected by law.

**Occupancy Guidelines:** Our occupancy guidelines are two persons per bedroom. Anyone occupying the apartment is considered an occupant unless they are younger than the greater of (i) one year of age; or (ii) such other minimum age stipulated for such purpose by applicable state law.

**Application Processing Requirements:** All occupants 18 years or older must submit an application and must be listed as a leaseholder. An application fee must be paid for each application. Inaccurate or falsified information will be grounds for denial. Government Issued Photo ID is required prior to move-in.



### Credit Qualifications

Rating of the credit report will consider payment status of all accounts, outstanding debt to landlords, and outstanding debt to utility providers. Additional information may be required to verify identity, address, or related item based on fraud prevention warnings from our credit screening company.

### Criminal Background Qualifications

Residency may be denied for select criminal convictions including but not limited to terrorism related convictions, drug related convictions, sex related convictions, and convictions or crimes against person or property. Criminal backgrounds will be evaluated based on the nature and severity of the crime, and on the age of the conviction.

### Income Qualifications

Total monthly income must be verifiable and equal to or greater than 3 x the monthly rent. Acceptable documents are listed on the selection criteria which is signed at the time of application.

Guarantors must live within the same metropolitan area, complete an application, meet the credit criteria, and have verifiable income equal to or greater than 5 x the monthly rent.

### Rental and/or Mortgage History

The past 12 months of verifiable rental or mortgage history may be reviewed which will include monies owed, history of late and NSF payments, and lease violations including but not limited to damages, pests, housekeeping, and pet issues.

**Rejection Policy:** Applicant will be notified in writing if the application is not approved. If an applicant is denied due to negative or adverse information on the credit or criminal background report, the applicant may request a copy of the consumer credit report from the credit reporting agency. If the applicant feels negative or adverse information is inaccurate, the applicant may request a correction of the information. Applicants can be denied for unsatisfactory rental or mortgage history and insufficient income.

**Accessibility:** It is the policy of Madison Apartment Group to allow the existing premises to be reasonably modified at the expense of the individual with disabilities in accordance with fair housing guidelines. The following terms apply: (1) Resident will need to submit written proposals detailing the work to be done, (2) Certificate of Insurance naming the property (management will provide required verbiage) from the licensed/bonded contractor to perform work, (3) appropriate building permits and required licenses must be available for inspection, and (4) A restoration deposit may be required per Fair Housing Guidelines. Landlord must approve modifications in writing.

**Pet Policies:** Most Madison Apartment Group communities accept common domesticated animals such as \*dogs, cats, birds, fish, guinea pigs, rabbits, hamsters, gerbils, and small reptiles. With the exception of fish, residents are permitted to have 2 pets per apartment home.

Dogs and cats are screened through PetScreening; applicants will pay PetScreening for each pet screened. For residents with dogs or cats, a Pet Agreement must be executed and pet fees and/or deposits will apply. \*Breed restrictions include Pit Bulls (Bull Terriers or American Staffordshire Terriers), Rottweilers, German Shepherds, Dobermans, Chows, Presa Canarias, Akitas, Wolf Hybrids, and Huskies. This applies to full or partial breeds. \*\*Service animals are not considered pets.

