

## RENTAL QUALIFYING GUIDELINES

Thank you for applying to live at a property managed by Peak Campus. To obtain residency in the community, each Applicant must meet the following rental criteria. Before you fill out the Lease Contract Application, please read the following requirements. The term "Applicant" under these criteria means the person who will be signing the Lease Contract as the "Resident." The term "Guarantor" in these criteria means the person who will sign the Guaranty of Resident Obligations.

These are our current Rental Qualifying Guidelines and nothing contained in these requirements shall constitute a guarantee or representation that all Residents currently residing in the community, including the roommates that will occupy the Unit with any Resident, have met these requirements. There may be Residents or occupants who have applied to reside in our community prior to these Guidelines going into effect. We are not responsible and assume no duty for obtaining criminal history checks on any residents, occupants, guests, or contractors in the Community.

### **INCOME REQUIREMENT**

The Applicant must earn an annual gross income equal to three (3) times the total rent and must have qualifying credit history. In the state of California, the Applicant must earn an annual gross income equal to two and a half (2.5) times the total rent and must have qualifying credit history. If the Applicant cannot prove income (i.e. provide pay stubs, tax records or other documents proving income) and does not meet the qualifying credit history, then the Applicant must have a Guarantor sign a Guaranty of Resident Obligations. The Guarantor must meet these income requirements. Any Applicant who cannot prove income and qualifying credit history, and does not provide a Guarantor in the United States, must pay a deposit equal to two month's rent (or the state's statutory cap for deposits, whichever is less).

### **CRIMINAL HISTORY**

Criminal history which indicates that an Applicant's tenancy would constitute a direct threat to the health or safety of other individuals, or whose tenancy would result in substantial physical damage to the property of owner or others, will result in rejection of the Lease Application. Such criminal history may include, but is not limited to, sexual assault or other sex related crimes, the sale or manufacture of illegal drugs, certain property crimes such as arson, crimes against persons, burglary or theft.

### **RENTAL HISTORY**

The Applicant and Guarantor must not have been evicted by a previous landlord and must not have any outstanding balances to a previous landlord. If outstanding money is owed, the Applicant must show a receipt as proof of payment before being accepted.

### **OCCUPANCY CRITERIA**

Our occupancy standard is one person per bedroom unless otherwise designated by the Community. One child the age of two years or less is allowed to share the bedroom with the parent, legal guardian, or a person in the process of obtaining custody. It is the responsibility of the Applicant to notify Owner of any additional occupants at the time the application is made.

### **APPLICANT REQUIREMENTS**

Applicants must meet age requirements of state law to apply. Applicants who do not meet state age requirements must have a Guarantor co-sign the Lease Contract. If the Applicant is a non-U.S. citizen, the Applicant must provide a U.S. Immigration and Customs Enforcement (ICE) document that entitles the Applicant to be in the United States such as Form I-551 (Permanent Resident Card/Green Card) or a United States Visa.

**Peak Campus** adheres to the Fair Housing Law (Title VIII) of the Civil Rights Action of 1968 as amended by the Housing and Community Development Action of 1974 and the Fair Housing Amendment of 1988 which stipulate that it is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national origin, disability, familial status or any other class protected by law.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Peak Campus is an Equal Housing Opportunity Community.  
If the above qualifications are not met, your Application and/or Lease Contract will be subject to denial.