

RESIDENT QUALIFYING CRITERIA FOR (FARNHAM PARK APARTMENTS)

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us. Please note that this is the current rental criteria for this community. Nothing contained herein constitutes a guarantee or representation that all residents and occupants currently residing here have met these requirements. There may be individuals who began residing at the community prior to these particular criteria going into effect. Additionally, the ability to verify whether these requirements have been met is limited to the reliability of information received from applicants and outside services used.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants.
2. The rental application will be completed when all required information has been submitted so we'll have all information needed to determine your eligibility.
3. Each applicant must provide government photo identification.
4. Applicants who are first-time renters or who do not have sufficient income under paragraph 6 below, may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 5 times the monthly rent and must meet all monetary-related qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. Guarantors may be held responsible for all of the lease obligations, including the entire rent and other costs, such as damages, even if you have roommates.
5. A unit may be occupied by as many as two persons per bedroom plus an additional person who is no more than 3 years old.
6. Employment and monthly income must be verifiable. Total monthly income of all applicants must be 3 times monthly rent to be paid by resident. (Otherwise, a guarantor is necessary.)
7. Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant
 - Incomplete application by any applicant
 - Insufficient income (total of all applicants)
 - a. Applicants will be denied if convicted of offenses listed under Section 3g(a) of the Texas Code of Criminal Procedure (or similar offenses in jurisdictions outside Texas) including the following offenses:
 - Murder
 - Capital murder
 - Indecency with a child by contact
 - Aggravated kidnapping
 - Aggravated sexual assault
 - Aggravated robbery
 - An offense under Chapter 481 of the Texas Health and Safety Code, for which punishment is increased under:
 - Section 481.140 of the Texas Health and Safety Code; or
 - Section 481.134(c), (d), (e), or (f) of the Texas Health and Safety Code, if it is shown that the offender has been previously convicted of an offense for which punishment was increased under the aforementioned subsections
 - Sexual assault
 - Injury to a child, elderly individual, or disabled individual, if the offense is punishable as a felony of the first degree and the victim of the offense is a child
 - Sexual performance by a child
 - An offense under Section 15.03 of the Texas Penal Code, if the offense is punishable as a felony of the first degree
 - Compelling prostitution
 - Trafficking of persons
 - Burglary, if the offense is punishable under Section 30.02(d) of the Texas Penal Code and the actor committed the offense with the intent to commit a felony under Section 21.02, 21.11, 22.011, 22.021, or 25.02 of the Texas Penal Code
 - Any offense where the offender used or exhibited a deadly weapon during the commission of a felony offense or during immediate flight therefrom

Forest Pines Apartments

Pet Policy

Here at Farnham Park Apartments, we are pet friendly and truly want you to enjoy having your fur babies as part of your living experience, but we do have a few rules and regulations that must be followed at all times.

The property is breed restricted; the following breeds will not be permitted to occupy the dwelling: **Chow-Chow, Doberman Pinscher, Rottweiler, German Sheppard, Pit Bulls, American Pit Bull Terrier, Staffordshire Terrier, Dogo Argentino, Alaskan Husky, American Bully, Malamute, Bull Mastiff and Presa-Canario.**

You are responsible for the animal's actions at all times and agree to the following:

- **Shots and Licenses:** The animal at all times must have current rabies shots and licenses required by law and must be presented at the time of move-in and renewal.
- **Photo Identification:** The animal will be photographed by one of our office staff members prior to occupying the unit, the day of move-in or renewal. A photo will be kept on file for identification purposes. You may only keep the documented animal in your dwelling and no substitutions will be permitted.
- **Disturbance:** The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside the dwelling or outside the dwelling.
- **Tethering:** Animals may not be tied to any fixed object anywhere outside the dwelling.
- **Leashing:** Your pet **MUST** be on a leash at all times when outside your dwelling.
- **Outdoor Waste Areas:** You are responsible for picking up after your pet. There are several pet waste stations conveniently located throughout the property for your use.

You must pay a one-time deposit of \$100 for cats and \$200 for dogs, you must also pay a one-time non-refundable pet fee of \$300 and your total monthly rent as stated in your current lease contract will increase by \$10.00 for cats and \$20 for dogs per pet each month. Limit 2 pets per apartment.

Breed, size and weight limitations and fees and deposit requirements do not apply to service animals. We comply with all applicable fair housing laws. We will consider any request for reasonable accommodations.

If you have any questions or comments regarding the Pet Policy, please make sure you address these issues prior to the pet entering the dwelling. Failure to adhere to the rules and regulations could lead to further legal action, up to and including removal of the pet or termination of lease.

Applicant

Date

Applicant

Date

Applicant

Date

Applicant

Date

Owner's Representative

Date