



RESIDENT SELECTION CRITERIA

THIS PROPERTY WILL NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, SOURCE OF INCOME, IMMIGRATION STATUS, OR DISABILITY.

The following guidelines will be used in evaluating the application for residency. All of the items below must be met in order for the application to be approved.

1. **EMPLOYMENT VERIFICATION:** Must be able to verify 6 months consecutive employment history. If with current employer less than 6 months, previous employment verification for additional 6 months will be required.
2. **FINANCIAL ASSISTANCE:** Social security, child support, AFDC income, voucher assistance and any other financial income must have supporting documents to be included in gross income.
3. **INCOME REQUIREMENT:** Gross monthly income must be at least 2 times the amount of the unit rent.
4. **OCCUPANCY:** Two occupants are allowed in a one bedroom, three occupants are allowed in a two bedroom, three occupants in a three bedroom.

APPLICANTS COULD BE REJECTED DUE TO, BUT NOT LIMITED TO, THE FOLLOWING REASONS:

1. Falsification of any information on the application.
2. The name, address, and telephone number of past/present landlord is not supplied, if applicable.
3. Applicant does not supply one rental reference that can be verified, if applicable.
4. Applicant has a negative rental history.
5. Applicant has negative credit history.
6. Employment cannot be verified.
7. Applicant has a history of eviction. This is an automatic denial.
8. Felonies associated with theft, property damage, or sexual offender is reported. This is an automatic denial.
9. Outstanding rent collections without proof of payment in full. This is an automatic denial.

IF THE ABOVE CRITERIA IS NOT MET, PLEASE READ THE CO-SIGNER, STUDENT, AND INTERNATIONAL APPLICANT POLICIES TO SEE IF OTHER CRITERIA CAN BE MET.

THERE IS NO IMPLIED OR EXPRESS COVENANT OF QUIET ENJOYMENT OR WARRANTY OF HABITABILITY OF THE RENTAL PROPERTY ASSOCIATED WITH THIS LEASE. LANDLORD DOES NOT REPRESENT OR WARRANT THE BEHAVIOR OF ANY THIRD-PARTIES, INCLUDING BUT NOT LIMITED TO OTHER RESIDENTS, OCCUPANTS, AND GUESTS OF THE COMMUNITY AND DOES NOT REPRESENT THE CONDITION OF THE RENTAL PROPERTY TO BE ANYTHING OTHER THAN AS-IS.

Applicant Signature: _____

1025 Adams Circle, Boulder CO 80303

Phone: 303-413-1227

Fax: 303-413-1307





STUDENT APPLICANT SCREENING POLICY

- Student applicants may provide financial aid documentation as a source of income.
- Students who do not meet at least 2 times the amount of unit rent income requirements, must use a co-signer for qualification. The co-signer form **must be notarized**.

INTERNATIONAL APPLICANT SCREENING POLICY

- Applicants without a Social Security Number must provide documentation of government authorization to be in the country. This documentation may include a work or student VISA, an I-19 or I-20 form, a MICA (legal permanent resident) card. Such documentation will be copied and retained in the resident file.
- Applicants must provide proof of income consistent with the Resident Selection Criteria.
- Applicants who do not meet at least 2 times the amount of unit rent income requirements, must use a co-signer for qualification. The co-signer form **must be notarized**.
- If the applicant is able to provide a co-signer, but the form is unable to be notarized due to international status, an additional deposit of the last full month's rent is required at move-in.

Applicant Signature: _____