



RESIDENT SELECTION CRITERIA

THIS PROPERTY WILL NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN, FAMILIAL STATUS, OR HANDICAP.

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

1. **EMPLOYMENT VERIFICATION:** Must be able to verify 6 months consecutive employment history. If you have been with your current employer less than 6 months, previous 6 months employment verification will be required.
2. **FINANCIAL ASSISTANCE:** Social security, child support, AFDC income, and related assistance must have supporting documents if such income is to be included in gross income.
3. **INCOME REQUIREMENT:** Gross monthly income must be at least 3 times the amount of your apartment rent.
4. **OCCUPANCY:** Two occupants are allowed in a one bedroom, three occupants are allowed in a two bedroom, four 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. Criminal history is reported. This is an automatic denial.

IF YOU DO NOT MEET THE ABOVE CRITERIA PLEASE READ OUR CO-SIGNER, STUDENT, AND FOREIGN APPLICANT POLICIES.

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.

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STUDENT APPLICANT SCREENING POLICY

- Student applicants may provide financial aid documentation as a source of income.
- Students who do not meet the income requirements must use a co-signer for qualification.

FOREIGN 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 submit a foreign co-signer form must provide the last full month's rent due at move-in.
- If the applicant is able to provide a notarized co-signer who resides within the United States, the last full month's rent is not required at move-in.