



## Goode Properties Statement of Rental Policies

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our communities. Nothing contained in these requirements shall constitute representation by Goode Properties that all residents currently residing in our community have met or currently meet these guidelines. Our policy is to require everyone over 18 to be a lease holder. We make very limited exceptions. Qualification standards include but are not limited to the following criteria.

### IDENTIFICATION

Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be living in the apartment.

### INCOME REQUIREMENTS

All applicants must have a combined verifiable source of income in an amount in accordance with current community guidelines no less than three (3) times the rental rate.

### CREDIT HISTORY

Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit or denial.

### CO-SIGNERS/GUARANTORS

Absolutely no co-signers or guarantors are accepted. All applicants must be at least 18 years old.

### CRIMINAL HISTORY

Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges. We conduct background screening on leaseholders and occupants.

### OCCUPANCY LIMITS

The maximum number of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home.

### PETS

Please see your leasing representative for more information.

### RENTER'S INSURANCE

All applicants must provide proof of Renter's Insurance before moving into Cameron Court and Shelton Apartments. This must prove at least a one (1) year policy, and must have Cameron Court or Shelton Apartments listed as interested party on the declaration with a \$100,000 minimum liability coverage.

### FAIR HOUSING STATEMENT

Goode Properties is committed to compliance with all federal, state and local fair housing laws. Goode Properties subscribes to a universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes.

Signed \_\_\_\_\_ Signed \_\_\_\_\_ Date \_\_\_\_\_