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## STATEMENT OF RENTAL POLICY

Revised June 18, 2010

Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing in the community have met these requirements. There may be residents and occupants that have resided in the community prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the application and various reporting services.

**RENTAL APPLICATION:** Must be completed by all applicants or lease guarantors with an application fee and administrative fee paid by each prospective leaseholder or occupant over 18 years of age.

**OCCUPANCY:** Maximum occupancy per apartment:

Roommate (non-associated)

- One Bedroom – 1 occupant
- Two Bedroom – 2 occupants
- Four Bedroom – 4 occupants

Familial Residency\*

- One Bedroom – 2 occupants
- Two Bedroom – 4 occupants
- Four Bedroom – 8 occupants

\*Lesser must be qualified as an adult per State Law, unless Federal Law regarding familial status applies. HUD defines familial status as children under 18 years of age domiciled with parents with legal custody, or children domiciled with designee of their parents with custody; and any person who is pregnant, a parent, or in the process of attaining legal custody of a child under the age of 18 years old. Double occupancy permitted for a parent with a child occupying a bedroom in a one, two or four bedroom unit. Any child under the age of 24 months is not counted as an additional person for purposes of occupancy guidelines. Once a child reaches the age of 24 months, the occupancy guidelines as listed above will be applied to determine whether the household will be required to move to a larger apartment home. Relocating mid-lease will not be required.

**PETS:** Two pet(s) will be allowed per apartment with roommate express written consent. Only dogs and cats will be accepted and must be at least one year old. Aggressive breeds are not allowed. Management reserves the right to deny and remove any pet from living on property. Residents may be required to submit documentation from a veterinarian of dog breed, age, and current vaccinations. Resident will be required to submit a photo of their pet and may be subject to a pet interview. Residents are required to submit a \$200 non-refundable pet fee per approved pet, prior to bringing the animal in the apartment. Fish tanks up to 20 gallons will be accepted if registered and approved by the management. Violations of this policy will result in fines as outlined in the lease contract.

**VEHICLES:** Recreational or commercial vehicles are not allowed on property, and will be immediately towed. Vehicles must be operational, moved at least once every 7 days, and have current registration and inspection. Parking space is limited; therefore, the number of vehicles allowed is one per resident, unless otherwise approved in writing by management. The management reserves the right to limit or disallow vehicles and motorcycles as well as to change or amend the policies at any time.

**BACKGROUND SCREENING:** All applicants will be screened through the OFAC database and other international, national and regional terrorist, most wanted and U.S. Customs lists. Management reserves the right to deny residency to any such person on these lists.

**CREDIT BUREAU:** No established credit will be considered satisfactory; however, any outstanding balances may be reported to any and all credit agencies if not paid in full.

**INCOME:** Income is not verified by the management company.

**STATUS:** Applicants must be a student, and/or employed by The University of Texas at Dallas. Proof of enrollment and/or employment will be required. Acceptable forms of proof include: current class schedule, letter from academic advisor, copy of most recent paycheck stub or offer letter. Students must be enrolled in a minimum of three (3) credit hours.

**FALSIFICATION OF APPLICATION:** Any falsification in Applicant's paperwork will result in the automatic rejection of Application. In the event that an Applicant falsifies his/her paperwork, owner has the right to hold all administrative fees and deposits paid to apply towards liquidated damages.

We are pledged to the letter and spirit of the United States Policy for the achievement of Equal Housing Opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, national origin, ancestry, creed, religion, sex, physical or mental disability, marital status, and familial status (families with children under the age of 18).

