

**CRITERIA FOR APPLICATION REJECTION
INTERSTATE REALTY MANAGEMENT COMPANY
(CONVENTIONAL USE ONLY)**

Interstate Realty Management Company has formulated a Criteria for Rejection. These criteria establish a set policy, which can be consistently applied to all applicants. Rejection can occur for unsatisfactory credit ratings, landlord references, or insufficient income. A complex may have a maximum income which must be adhered to.

INCOME:

Total family income must be sufficient to pay the established rents. Factors to be considered when determining the minimum income should include the cost of living in the area. As a general rule an applicant should not spend more than 35% of their income for rent and utilities.

OCCUPANCY:

In order to prevent over-crowding in apartments, no more than two (2) people will be allowed per bedroom. Management will encourage parents with children of the opposite sex to have the children occupy separate bedrooms. However, the final decision is at the discretion of the resident. Management will also encourage adults not to share the same bedroom with a child. However, the final decision is at the discretion of the resident.

CREDIT RATING:

Rejection of an applicant occurs when:

1. Any credit rating reflecting a payment history of two instances of over ninety (90) days or more past due or one instance of over one hundred twenty (120) days.
2. Any applicant or co-applicant who has filed for bankruptcy within the last five (5) years or is repaying any debts under the wage earner plan or similar arrangements.
3. Any credit history that is an indication of irresponsible behavior that indicates future problems for the development.

LANDLORD REFERENCES:

All landlord references will be accomplished in writing at our option, or by telephone with a record kept of statements made indicating date, time and person spoken to. In every case the previous and present landlord will be contacted and more weight should be given to the previous landlord statement. An applicant will be rejected when a previous or present landlord shows him/her to be:

1. Continually late in payment of rent.

2. A source of conflict with management and/or other residents.
3. Destructive to his apartment or other public areas.
4. In violation of previous lease agreements.

MISCELLANEOUS REJECTION CRITERIA:

1. If the applicant is under the age of eighteen (18).
2. An adverse police record which would be indicated by any of the following:
 - a. Any drug related arrests.
 - b. Any arrests for assault and/or battery.
 - c. Any felony conviction.
 - d. Any misdemeanor involving theft of any kind.
3. Any applicant or family member reference indicating a narcotics or alcohol problem that is not being treated.
4. A personal interview that reveals anti-social behavior or indicates an unstable or potentially hazardous relationship between the applicant and management and/or other residents.

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