ISOLA BELLA APARTMENTS
STATEMENT OF RENTAL POLICY

Income: Verifiable gross monthly income shall be a minimum of three (3) times the monthly rent. Verifiable income shall be confirmed by an employer, trust officer, two (2) years prior tax returns, or other satisfactory documentation. Monthly obligations must not exceed 60% of such income. Each roommate must qualify for 70% of the rent in a 1-bedroom, 60% of the rent in a 2-bedroom and 50% of the rent in a 3-bedroom. In the event that one or more roommates do not meet the income requirements, the remaining roommates must qualify for the apartment.

Credit Check: The following check of credit history will be made on all applicants and co-signers:

1. Credit Bureau - satisfactory credit bureau rating for a minimum of one (1) years will be required and 70% of all credit lines must show as paid on time or as agreed.
2. Employment and Income Verification - applicants must have verifiable income based on current and past employment for a minimum of six (6) months or other verifiable sources. To verify income for self-employed, retired or non-working applicants, copies of federal income tax returns for the immediate two (2) prior years or other documentation satisfactory to management will be required.
3. Prior Residences - prompt payment record or satisfactory references for a minimum of one (1) year is required. No evictions or broken leases will be accepted with the exception that a broken lease is allowed if restitution has been made to the satisfaction of the management of such property. Rental history from family or friends must be accompanied by legal documentation of such residency, such as a dated, signed lease.

Criminal History: Applicants and occupants may be denied occupancy if they have been arrested for a felony offense involving actual or potential physical harm to persons, or involving possession, manufacture, or delivery of a controlled substance, marijuana, drug paraphernalia, or weapons.

Co-Signer: A co-signer may be required when applicants cannot meet both of the first two Credit requirements stated above. Applicant and co-signer both must have satisfactory prior residence history. A co-signer must satisfy the income requirements of five (5) times the monthly rental amount.

Application **A minimum of $25.00 non-refundable application processing fee will be required.**
Processing Fee: occupant over the age 18 are required to submit an application for a criminal history check. Management can deny applicant or occupant if they have been arrested for a felony offense involving actual or potential physical harm to a person(s), or involving possession, manufacture, or delivery of a controlled substance, marijuana, drug paraphernalia or weapons.

Age: Lessor must be classified as an adult per State Law, unless Federal Law regarding familial status (as defined below) applies.

Maximum. Occupancy:
2 persons of familial status or 2 persons in a 1-bedroom apartment.
3 persons of familial status or 3 persons in a 1-bedroom/den, study or sunroom apartment.
4 persons of familial status or 3 persons in a 2-bedroom apartment.
6 persons of familial status or 4 persons in a 3-bedroom apartment.
Familial Status is defined by HUD as children under 18 years of age domiciled with parent(s) with legal custody, or children domiciled with designee of the parents with custody (with written permission); and any person who is pregnant or in the process of attaining legal custody of a child under 18. Occupancy limits may be adjusted based on current **State Law** concerning infants.

Security Deposit: **Minimum** deposits: Efficiency & 1 bedroom-$200.00; 2 bedroom-$300.00; townhome-$400.
The Security Deposit is **NON-REFUNDABLE after seventy two (72) hours of approval to rent at our community.** The Security Deposit is **NON-REFUNDABLE after 5 days from the date of application should applicant fail to provide requested qualification documents**.

Payment: Rent is due and payable on the 1st day of each month. All applicable fees outlined in the Lease Agreement will apply if not paid as agreed. ***Returned Checks:*** a service fee, initial late charge and any daily charges may apply. Personal checks are not accepted for late rent. Fee schedules are outlined in the Lease Agreement. ***Roommates:*** Each is fully responsible for the entire rental payment, and all must execute the lease.

Equal Housing: Non-discrimination on the basis of race, color, religion, sex, national origin, sexual orientation, weight, familial status or handicap is the comprehensive policy of this company.

Water Furniture: Water Furniture is accepted on the first floor only, with insurance and management's written approval.

Recreational Vehicles: No recreational vehicles, such as RV's, boats, travel trailers, etc are permitted to be stored on property.

Pets: Acceptable pets include domestic cats, dogs (sizes and breeds of dogs are 20 lbs. or less and no aggressive breeds), fish (50 gallon tank size limited with Management's prior written approval) and birds only. When a pet is permitted on the property, a recent photograph of the pet and an additional fee is required. This policy does not apply to disabled persons who require the use of an animal aid, which will be reviewed on an individual basis. Prohibited pets include snake, ferrets, iguanas, potbelly pigs and rabbits.

Minimum Fees Required for Pets: $200.00 non-refundable pet fee per pet

Community Policies: All residents and occupants agree to abide by the policies for health, safety and living enjoyment at this community.

I HAVE READ, UNDERSTAND AND ACCEPT THE ABOVE AS QUALIFYING STANDARDS AND RENTAL POLICIES OF THIS COMMUNITY.

Prospective Resident Signature	Isola Bella Apartments
Prospective Resident Signature	Owner's Representative Signature
Prospective Resident Signature	Date Signed