



## APARTMENT RENTAL CRITERIA

IRT is committed to compliance with The Fair Housing Act and all federal, state, and local laws related to fair housing. IRT does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, federal, or local fair housing laws.

To assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Additional information or verification may be required. The criteria which may result in a denial (include but is not limited to): Zero income or income lower than the minimum income requirement, unsatisfactory credit or rental history findings, exceeding the maximum number of occupants per apartment, restricted pets, inability to meet conditional requirements of application results, unsatisfactory criminal background history, providing misleading or inaccurate information, and adverse, subpar, or unverified information. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Subject to applicable laws, requirements include, but are not limited to, the following criteria:

**AGE REQUIREMENT:** Applicant(s) must be eighteen (18) years [nineteen (19) years in AL] or older. All occupants eighteen (18) years or older will be required to complete an application (even if living with a parent or guardian) and satisfy these requirements.

**IDENTIFICATION:** Applicants must present a valid government-issued photo identification card for each person age 18 or older. All applicants in the United States on a visa must list the visa number and expiration date on the Application & Applicants without an SSN or ITIN number must provide a valid I-94, I-94W, or I-20. Lease Agreements will not be written for terms beyond their expiration date.

**OCCUPANCY STANDARD:** Occupancy is governed by the state, city, and local ordinances. In the absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be two persons per bedroom plus one. It will be an event of default under the lease if, during the then applicable lease term, the number of occupants exceeds the maximum number of occupants permitted for the applicable floor plan unless the maximum permitted occupancy is exceeded solely as a result of a child or children under the age of eighteen being born to, being adopted by, or entering the custody of a permitted occupant for that unit, in which case, the additional occupants will be permitted to reside in the unit until the end of the then-applicable lease term. An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 14 days in any calendar month. NOTE: Offices, dens, alcoves, and lofts are not considered bedrooms.

**INCOME REQUIREMENT:** The gross monthly income of all leaseholder(s) will be considered jointly and should equal three times the gross monthly lease payment [two times Colorado] (i.e., rent and any recurring fees or charges) less any rental concession on the apartment. Income verification will be handled by a third party and may include connecting to your employer portal, uploading pay stubs, linking your bank account, or submitting other approved documentation.

**RENTAL HISTORY:** Up to 84 months of resident history will be reviewed and must exhibit no derogatory references (such as evictions, filings of initial evictions for the past 12 months, or apartment collections). Any debt owed to an apartment community, or a utility company must be paid before an application can be approved.

**CREDIT REQUIREMENTS:** Establishment of credit history, credit score, and credit ratings will be run on each applicant and will be considered in the overall creditworthiness of the application. An applicant can be denied for unsatisfactory credit history, which may be the result of past or current bad debts, high debt to income ratio, high revolving credit balances, low credit scores, late payments, liens, judgments, and/or bankruptcies, or a combination of the foregoing. If an applicant is declined for poor credit history, the applicant will be given

the name, address, and telephone number of the credit reporting agency that provided the report. An applicant declined for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency.

**PRECISE ID:** Applicants must complete and pass the PreciseID verification process. Applicants who do not complete the process within forty-eight (48) hours may be declined.

**CRIMINAL HISTORY:** A criminal background check will be conducted on each applicant. The application will be denied for any of the following: Felony convictions for sexual offenses, murder/homicide, or kidnapping within the last 30 years; felony convictions for all other violent offenses within the last 15 years; felony convictions of all other types (other than traffic offenses or simple possession of marijuana or paraphernalia) within the last 7 years; misdemeanor convictions for sexual offenses or weapons offenses within the last 5 years; misdemeanor convictions for violent offenses or weapons offenses within the last 3 years; and exact name match on the OFAC Watch list.

**ANIMALS:** All animals are subject to management approval and community policy. Breed restrictions may apply. No more than two animals are permitted per apartment. Other rules may apply to assistance animals. *\*\*The following dog breeds are strictly prohibited from the Community: Rottweiler, Pit Bulls, Mastiffs, Chow-Chows, Dobermans, Akitas, Presa Canarias, German Shepherds, American Bull Dog, American or Bull Staffordshire Terrier, Cane Corso, Doberman Pincher, Husky, Belgian Malinois and Wolf-Dog Hybrid or any variation of these breeds.*

**PET SCREENING:** If applicable, all Applicants must complete the pet screening verification with a third-party pet screening partner. This screening verification is required for everyone even if you do not own a pet or animal. Applicants will receive a direct email from the pet screening partner. Applicants who do not complete the process within forty-eight hours (48) hours may have their application declined.

**RENTER'S INSURANCE REQUIREMENT:** You are required to carry a minimum of \$100,000 personal liability insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, you are required to add our community as an "interested party," "party of interest," or similar language. Your lease will have additional details about the insurance requirements.

**REASONABLE ACCOMMODATIONS AND MODIFICATIONS:** Reasonable accommodation or reasonable modification based upon a disability-related need will be permitted upon management approval. The person requesting any reasonable modification may be responsible for the related expense and in certain circumstances may be required to restore the premises upon lease termination.

**APPLICATION FEE/ADMINISTRATIVE:** A non-refundable application fee per applicant and a non-refundable administrative fee per apartment are required. The application fee(s) are immediately non-refundable. The administrative fee is non-refundable unless the applicant is denied or cannot meet the conditions required for approval. It may take up to 30 days to return the administrative fee.

**GUARANTOR:** If you do not meet one or more of the above criteria, you may be able to qualify for an apartment with a guarantor. The guarantor must pass the same application and screening process that you must pass, except the gross monthly income of the guarantor must not be less than five times the rental amount of the apartment.

**MOVE IN PRORATE:** Upon move-in, you will be required to pay pro-rated rent for the first month of your lease term. If the first day of your lease term is on or after the twenty fifth (25<sup>th</sup>) of the month, in addition to the pro-rated rent due for the first partial month of your lease term, you will be required to pay rent for the first full month of your lease term. The first partial month will be prorated based upon the number of days from the move-in date to the last day of that month and the number of days in that month.

**COLORADO DISCLOSURE**: This disclosure only applies to persons applying in Colorado. Applicant has the right to provide to the landlord a portable screening report, as defined in Section 38-12-902(2.5), Colorado Revised Statutes; and if the Applicant provides the landlord with a portable tenant screening report, the landlord is prohibited from: charging the Applicant a rental application fee; or charging the Applicant a fee for the landlord to access or use the portal tenant screening report.