

THE RESERVE AT BRAES FOREST
RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in leasing an apartment in our community. To help you in making your decision, we have listed below the criteria for qualifying as a Resident with us. We do not discriminate on the basis of race, color, religion, sex, national origin, disability or familial status or any other protected class under applicable law in which the property is located.

- **Application:** A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Anyone living in the apartment 18 years of age or older must complete an application.
 - The rental application will be reviewed once the application and all relevant documents are received.
 - Applicants who are first-time renters or who do not have sufficient income may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least **10 times** the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. Guarantors may be held responsible for all the lease obligations, including the entire rent and other costs, such as damages, even if you have roommates.
 - Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant.
 - Incomplete application by any applicant or insufficient income (total of all applicants),
 - Criminal conviction history of violent or sexual crime as identified below.
 - Poor credit history of any applicant (credit reports are obtained).
 - Previous bankruptcy may require an additional security deposit equal to one month's rent.
 - Poor rental profile of any applicant (rental history reports are obtained).
 - Rental history of: Non-payment or frequent late payment of rent, eviction, drug use, poor housekeeping or poor supervision of applicant's children.
 - Unruly or destructive behavior by applicant, applicant's children or applicant's guests.
 - Violence to persons or property by applicant, applicant's children or applicant's guests.
- **Criminal Background:**

Applicant(s) will be denied if convicted of offenses listed under Section 42A.054 of the Texas Code of Criminal Procedure including the following offenses (and any similarly classified offenses in jurisdictions outside of Texas):

- Murder
- Capital murder
- Indecency with a child by contact
- Aggravated kidnapping
- Aggravated sexual assault
- Aggravated robbery
- An offense under Chapter 481 of the Texas Health and Safety Code, for which punishment is increased under:
 - Section 481.140 of the Texas Health and Safety Code; or
 - Section 481.134(c), (d), (e), or (f) of the Texas Health and Safety Code, if it is shown that the offender has been previously convicted of an offense for which punishment was increased under the aforementioned subsections
- Sexual assault
- Injury to a child, elderly individual, or disabled individual, if the offense is punishable as a felony of the first degree and the victim of the offense is a child
- Sexual performance by a child
- An offense under Section 15.03 of the Texas Penal Code, if the offense is punishable as a felony of the first degree
- Compelling prostitution
- Trafficking of persons

- Burglary, if the offense is punishable under Section 30.02(d) of the Texas Penal Code and the actor committed the offense with the intent to commit a felony under Section 21.02, 21.11, 22.011, 22.021, or 25.02 of the Texas Penal Code
- Any offense where the offender used or exhibited a deadly weapon during the commission of a felony offense or during immediate flight therefrom

Applicant(s) will be denied if receiving a reportable conviction or adjudication, as defined by Article 62.001 of the Texas Code of Criminal Procedure (or any other similarly classified offenses in jurisdictions outside of Texas) which requires offenders to be registered as a sex offender.

Applicant(s) will be denied if convicted of the illegal manufacture or distribution of a controlled substances as defined in Section 102 of the federal Controlled Substances Act.

Applicant(s) will be denied if convicted or subject to deferred adjudication for a felony relating to violent activity (or similarly classified offenses in jurisdictions outside of Texas) not listed above if the incarceration, probation or deferred adjudication period was completed within 10 years from the date of application.

Applicant(s) will be denied if convicted or subject to deferred adjudication for a misdemeanor offense relating to violent activity (or any similarly classified offenses in jurisdictions outside of Texas) if the incarceration, probation or deferred adjudication period was completed within 5 years from the date of application.

- **Occupancy Guidelines:** A maximum of two (2) persons per bedroom is permitted with the exception of a child 36 months of age or younger. Residents who have a child under 36 months of age at the time of rental application or lease renewal, and the child reaches the age of thirty-six (36) months during the lease term may remain in the apartment subject to the terms of the lease until the expiration of the stated term of the lease.
- **Income/Employment:** Employment and monthly income must be verifiable. Total monthly income of all applicants must be three and a quarter (**3.25**) times the monthly rent payable by the applicant.
- **Roommates:** Each resident is fully responsible for the entire rental payment. All residents must execute the lease.
- **Cars:** One operational car per leaseholder will be allowed. All motor vehicles must have current tags, inspection stickers and be registered with the office. All other vehicles are Subject to tow pursuant to applicable law.
- **Pets:** If pets are allowed, an additional deposit is required, along with a non-refundable pet fee. No exotic pets are allowed. 2 pets are allowed per apartment with a weight limit of 40 pounds per animal. Dog breed restrictions: Rottweiler, Doberman pinscher, Pit Bull, Chow, Great Dane and German shepherd. Refer to the community's Resident Handbook for further clarification. Breed, size, weight and number limitations and fee and deposit requirements do not apply to assistance animals.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Agent for Owner: _____ Date: _____