



BECKLEY WEST APARTMENTS STATEMENT OF RENTAL POLICY

FAIR HOUSING: We are committed to compliance with Fair Housing Laws and do not engage in unlawful discrimination on the bases of race, color, religion, sex, national origin, familial status, disability or any other characteristic protected by law. Housing will be made available without regard to actual or perceived sexual orientation, gender identity, or marital status. We do reserve the right to have differences in policies at our different properties, and to treat some people differently than others, based on lawful criteria. Lawful reasons we may treat people differently include, but are not limited to: rental history, credit record, criminal history, income, illegal drug use, etc. Upon request, we will make reasonable accommodations to rules, policies, practices or services and allow reasonable physical modifications, when required to give persons with disabilities access to and use of our property. We may require execution of an addendum regarding the approval and implementation of accommodations or modifications and any restoration obligations. This is a good faith statement of our intent to abide by applicable fair housing laws. This statement is not intended to and does not expand, extend or create any legal obligation, right or remedy for us or for you beyond those independently imposed by applicable fair housing laws (including, without limitation, by contractually extending any statute of limitations).

APPLICATION SUBMITTAL AND RIGHT TO REVIEW LEASE: Before you submit an application or pay any fee(s) or security deposit(s), we recommend you review our lease form and any community policies that will be part of the lease. You may take as long as you like to do so. Set forth below are the general policies of (the "Company" or "Management") that will be used in determining your eligibility for leasing.

APPLICATION FEE: THERE ARE NO FEES TO APPLY FOR HOUSING WITH BECKLEY WEST APARTMENTS

LEGAL RESIDENCY: All applicants and prospective applicants must provide appropriate verification of their lawful presence in the United States.

INCOME/CREDIT: All applicants must meet the income eligibility requirements. Total family income must meet the income requirements for low income, very low income or extremely low income as established by U.S. Department of Housing and Urban Development for Beckley West Apartments. Income limits are based on family size and the gross income limits are determined each year by the U.S. Department of HUD for the property and are posted in the Rental Office. Applicants must have an acceptable credit history. Third party consumer credit reporting and screening agencies are used to verify applicants' identity, credit and criminal history. The third party screening agency considers a number of factors in its application recommendations, including, but not limited to: credit history, criminal history, applicant's debt and debt service requirements, debt payment history, eviction history, Social Security fraud history, applicant information lawfully obtained from Federal, state and local law enforcement agency databases, and other relevant information.

CRIMINAL HISTORY: All applicants and prospective occupants 18 years of age and older must submit an application for a criminal history background check and verify their criminal history. The application or occupancy of any person may be denied at any time based on their criminal history or behavior. Criminal history for which Management will deny applications or occupancy includes, but is not limited to, arrests, prosecutions or convictions for: any crimes involving actual or potential physical harm to person(s) or property; sex or morals related crimes; crimes involving possession, manufacture, sale or delivery of any controlled substance, marijuana, drug paraphernalia, or weapons; fraud or financial crimes, etc. Denial of applications or occupancy may be made regardless of the final disposition of any criminal prosecution. Applicants may also be denied for giving false and/or misleading information during the application process.

RENTAL HISTORY: Prior rental history must be provided and will be verified. Applicants may be denied if **a)** there is a record of late payment or rent, returned checks or non-payment of rent, **b)** there is a balance due to another landlord for rent and/or damages, **c)** the applicant failed to comply with previous lease agreements and/or house rules, **d)** there is a record of adverse behavior at a previous residence.

AGE: Lessees must be an "adult" as defined by the laws of the state where the dwelling is located, unless otherwise required by law.

MAXIMUM OCCUPANCY: 2 persons in a 1-bedroom apartment, 4 persons in a 2-bedroom apartment and 6 persons in a 3-bedroom apartment. Various subsidy or insurance programs may impose additional occupancy restrictions. The company will comply with applicable laws that require higher or lower occupancy ratios.

SECURITY DEPOSITS: All applicants and prospective occupants who are approved for residency will be required to pay a security deposit equaling the amount of the total tenant payment as indicated on the HUD 50059. This deposit is refundable providing: the resident gives a full thirty (30) day notice to vacate, there are no past due rents owed at the time of move out and there are no damages to the rental unit other than normal wear and tear. Beckley West Apartments must comply with any applicable state and local laws governing the security deposit.

PARKING POLICIES/RECREATIONAL VEHICLES: Beckley West Apartments has restrictions that limit the type and number of vehicles that may be parked on the property. **ALL** vehicles must be registered with the Rental Office.

ASSISTIVE ANIMALS/PETS: ONLY assistive animals are allowed to be on the property. **PETS OTHER THAN ASSISTIVE ANIMALS ARE PROHIBITED. NO ANIMAL IS AUTHORIZED WITHOUT MANAGEMENT'S PRIOR WRITTEN PERMISSION AND THE EXECUTION OF AN ASSISTIVE ANIMAL ADDENDUM.**

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

ACKNOWLEDGEMENT: I have read, understand and accept the above as qualifying standards and rental policies of this community. Further, by signing below, I authorize a credit report(s) and criminal history records being ordered, prepared and delivered in connection with my application or tenancy at this community, whether before, during or following such tenancy.

Community Name: **BECKLEY WEST APARTMENTS**

DATE: _____

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature