



We are delighted that you are interested in leasing an apartment home in our community. Listed below are the criteria for qualifying as a resident with us. All applicants must be at least 18 years of age and have a valid state or government issued photo ID. Sonoma at Hillcrest Apartment Homes supports and does business in accordance with The Fair Housing Act and is an equal housing opportunity. We prohibit the discrimination against any person because of race, color, religion, national origin, sex, familial status, age or disability.

Rental Criteria and Occupancy Guidelines

All applicants are subject to approval through a third party applicant screening agency. Approval of each applicant is based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine overall applicant worthiness. The primary criterion used to determine rental decisions is a statistically based score. It is a cumulative analysis from several statistical indicators that calculates an applicant's overall credit score and then rates the applicant, determining the financial risk.

Some of the indicators used may derive from income relationships, including rent-to-income ratios based on calculations determined from the income verification and credit record. Other indicators may consider credit worthiness as determined by national credit scores and other proprietary credit calculations more specific to the apartment industry.

In addition to the statistical score, other factors may impact the overall rental decision of an applicant including criminal background, rental and eviction histories, check-writing histories, as well as other indicators. When these non-statistical factors are combined with the statistical score, an overall rental result is determined. Employment and monthly income must be verifiable (you will need to provide paystubs/bank statements for the past two months).

A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses may complete one rental application. Non-U.S. Citizens are required to complete a Supplemental Rental Application for Non-U.S. Citizens. Applicants may be denied for the following: A) Falsification of information by any applicant; B) Incomplete application by any applicant; C) Failure to meet Rental Criteria.





Occupancy Guidelines

The family size of applicant(s) must be appropriate for the available apartment, for example, no more than two persons per bedroom. Children younger than six months of age are not part of the total occupant count of the apartment home at the time of leasing; once they reach six months of age they will be part of the occupant count for determining the number of persons living in a bedroom (for the initial lease or renewal lease contract).

We are an animal friendly community and allow a maximum of 2 animals per apartment home with the following conditions:

- No aggressive breeds are allowed. Example: Pit Bull. Breeds may be dictated by county and state law.
- The weight limit per animal is 45 pounds.
- The following is required: a \$350.00 refundable deposit per household, a \$200.00 non-refundable fee per animal and animal rent of \$10.00 per animal due and payable with your apartment home rent on the 1st of each month.
- The above deposits and fees are due if there is an addition of an animal to your apartment home after the initial lease contract is signed. The removal of an animal during any/all lease contracts will only remove the monthly animal rent from your monthly amount due. The initial animal fee will remain non-refundable; the animal deposit will remain refundable upon vacating your apartment home.

Rental Criteria Factors

RENT-TO-INCOME RATIO

- Monthly rent is equal to or less than 33% of applicant's income.
- Monthly rent is equal to or less than 17% of guarantor income.

CREDIT

- Applicants with credit history must have a satisfactory rating. First-time renters and those with no credit history may be approved.
- Applicants with negative check-writing history will be required to pay in certified funds.
- Applicants will be screened for bankruptcy and foreclosures in the last 2 years. If results are positive applicant may be approved with conditions. Foreclosures must already be dismissed or discharged.
- Applicants will be screened for judgments, tax liens and outstanding debt to previous landlords within the last 2 years.
- Applicants will be screened for outstanding utility debt including electrical, gas, and water in the last 2 years.

RENTAL HISTORY

- Rental history review will evaluate the following: payment history, insufficient funds, evictions, broken leases, lease violations and outstanding debt.
- Rental verification from a family member or friend will not be considered sufficient rental history. First-time renters may be approved with an additional deposit and/or guarantor.

CRIMINAL HISTORY

- Applicant(s) has no VCAP (violent crimes against a person) record in the last 10 years.
- Applicant(s) has no felony record.
- Applicant(s) has no serious misdemeanor record in the last 10 years.
- Applicant(s) has no sex offender record.

Based on the final results of applicant screening, one or more of the following may be required:

- An additional security deposit (due prior to move-in).
- The first full month's rent in advance (due prior to move-in).
- Prepayment of entire lease term (due prior to move-in).
- Proof of housing debt paid in full / proof of utility debt paid in full.
- Additional information – such as: a result of negative criminal history may require additional proof.
- A lease guarantor.



