

# THE LANDING APARTMENT HOMES

## Resident Criteria

WE DO BUSINESS IN ACCORDANCE WITH FEDERAL FAIR HOUSING LAW

It is illegal to discriminate against any person because of RACE,COLOR,  
RELIGION,SEX,HANDICAP,FAMILIAL STATUS OR NATIONAL ORIGIN

Income: Must have verifiable one-year consecutive monthly income of at least two and one half times the tenant paid portion of the rental rate. Must verify income of all occupants 18 years of age and over and verifications must be within 90-days of move in date. Changes in verifications may disqualify a household prior to move in. In some apartments homes incomes may not exceed maximum income guidelines. Guidelines are determined by the state given percentages of median incomes, which are based on the number of occupants in household.

---

Rental History: Must have verifiable minimum one-year rental history in good standing ( all addresses revealed during processing will be researched). No history of eviction, landlord claims or balances will be accepted.

---

Credit History: Must have credit history in good standing. Resident must have two current verifiable trades references.

---

Criminal History: Any felony convictions or misdemeanors for theft of property, violence, drug violations, injury to persons, damage to persons, damage to property, sexual offenses, even if currently serving deferred adjudication, convicted or case pending.

---

Pets: We always permit animals trained to assist blind, deaf, or other disabled individuals they are exempt from paying a deposit for such. We will allow up to two pets per apartment. Each pet must not exceed 25 pounds when fully grown. A pet deposit of **\$350** for one pet or **\$500** for two pets is required. Pets must be house broken. Vaccinations must be current. **Certain breeds are restricted.**

---

Other Polices: No more than two persons per bedroom ( not including persons 6 months old or less). No household can consist of all full-time students unless you meet the exemptions by the tax credit program. Non-refundable application fee of \$15 per individual over the age of 18 plus a \$5 administration fee per household must be paid. All individuals over the age of 18 must complete an rental application. Security deposits vary addition to the standard security deposit. **Cancellations after 72 hours will result in forfeiture of the deposit monies.**

**Failure to meet the criteria, failure to provide requested verification of any information and/or falsification of any information on the rental application will result in denial of application.**

---

Applicant Signature

---

Date

---

Applicant Signature

---

Date