



# Better World Properties, LLC

## Rental Criteria and Policies

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Welcome to our community. Before you apply to rent one of our apartment homes, please carefully review these rental qualifications and policies. The term “Applicant(s)” in these qualifications means the person or persons who will be signing the lease as “Resident”. The term “Occupant(s)” means the person or persons who are authorized to live in the apartment under the lease. Some of our qualifications apply to Applicants only; other qualifications apply to all adult Occupants.

It is the policy of Better World Properties, LLC to offer equal housing for all persons regardless of race, color, religion, sex, national origin, handicap, or familial status. We do require all Residents to meet the following Rental Criteria:

1. **Identification:** All Applicants, and accompanying Occupants of legal age, must present valid, government-issued photo identification. Knowing and recording each person’s true identity provides significant peace-of-mind to our Residents and staff, and allows us to properly verify other aspects of each Applicant’s suitability.
2. **Legal Age:** All Applicants must be at least 18 years old, or a legally emancipated minor. This is a legal requirement to sign a contract.
3. **Credit History:** All Applicants must have a satisfactory credit history and rating. Our credit requirements are adjusted periodically to ensure we are competitive within our market and to ensure reasonable standards are applied equally and fairly to all Applicants. In addition to objective rental-related scores formulated by nationally recognized reporting agencies, we also consider subjective factors that may be relevant; for example, we generally have minimal concern with medical debt. Bankruptcies and foreclosures over two years old may be accepted with if there have been no delinquencies since. For Applicants who have a rental credit score that is above our minimum limit but below our automatic acceptance threshold, or do not have a credit history verifiable through a major credit reporting agency, we will require an additional deposit, non-refundable risk fee and/or qualified co-signer in accordance with this community’s current Deposit & Fee Schedule. A co-signer will not be allowed when the Applicant does not meet our minimum credit worthiness requirements.
4. **Rental History:** All Applicants are required to have at least six months of satisfactory rental history, or proof of current or prior home ownership without delinquency or foreclosure. Previous rental history must be verifiable through direct staff or owner contact and be satisfactory; meaning, rent paid on time, proper notice given, lease obligations fulfilled, apartment left in reasonable condition, and no evictions. First-time renters or those without sufficient rental or ownership history will be required to provide an additional deposit, non-refundable risk fee and/or a co-signer per this community’s current Deposit & Fee Schedule if all other qualifying criteria are met.
5. **Income:** All legally related Applicants must have a verifiable, combined source of income in the gross amount of no less than three (3) times the applicable market rental rate. If there are multiple Applicants who have not cohabitated for at least one year, each must have income of at least three (3) times the market rent. This has been proven within our industry to be an appropriate indicator of affordability. Income must be verified by an official of Applicant’s employer, or by presentation of Applicant’s two most recent paycheck stubs with year-to-date earnings listed. These may not be self-generated. If employer verification is not available, or is not in an acceptable form, Applicant must provide a copy of prior year’s income tax return. If self-employed, Schedule C from the most recent personal income tax return will be required, along with bank statements from the previous six months to verify consistent dollar deposits and/or savings. Social Security Income (SSI) will qualify as a source of income. Alimony, child support, and other inconsistent wages (tips, per diem, commissions, etc.) will require additional verification and/or notarization for consideration. If income is less than the minimum required, a qualified co-signer will be required.
6. **Employment History:** All employed Applicants are required to have been at their current job for at least 6 months. If not, additional prior work history will be required. For verification, the employer phone number provided must be answered with the name of the company and verification must be made by a person with senior management, human resources, or payroll responsibility. Alternative means of employment verification may be available if this is not possible. If Applicant is not employed, a sustainable and verifiable source of income or additional requirements will be required.
7. **Co-signers:** If a co-signer is required or allowed, the co-signer must meet the following conditions:
  - Must satisfy all the economic and legal history qualifying criteria as presented here; except that, co-signers who will not be Occupants, must have income of at least four (4) times the applicable market rental rate, or demonstrate available funds in excess of two (2) times the total amount of rent due for the term of the proposed lease.
  - Must submit an application, pay an application processing fee, sign all legal forms, and be listed on the lease.

8. **Legal History:** We will review each prospective adult Occupant’s publicly available U.S. legal records. We will consider criminal convictions (including deferred adjudication and/or pretrial diversion), relevant court orders, and past and pending civil actions. We have a legitimate concern about the safety and security of all Residents and employees with whom Applicants will share certain common areas. We also have a legitimate business concern about each Applicant’s financial character.

Generally, factors including, but not limited to the following, will be considered when reviewing the Applicant’s criminal conviction(s): nature and severity of the crime; when the crime was committed, what restitution or sentence was completed; and whether the type of criminal conduct is a concern to the legitimate interests of other Residents, the property ownership, or management. Applicants with the following types of criminal convictions will generally be excluded from residency at this community: (1) murder; (2) arson; (3) felony aggravated assault, (4) any sex-related crime requiring Applicant’s present registry as a sex offender under the State’s Sex Offender programs. Applicants may not have been recently convicted of any felony assault, felony theft, aggravated crime, or crime relating to the manufacture or sale of illegal drugs or controlled substances. Recent misdemeanor convictions for certain types of assault, sexual offenses, and theft may also disqualify an Applicant.

Notwithstanding the above, it is the policy of Better World Properties to review the facts regarding each Applicant’s criminal conviction(s) and consider any evidence of mitigation provided by the Applicant. Applicants with pending criminal litigation who are subsequently convicted, given deferred adjudication, or pretrial diversion for any crimes within the foregoing standards during the term of any prospective lease, may be in default of their rental agreement and may be required to vacate the premises.

Please note that these requirements do not constitute a guarantee that current Residents or Occupants in our community have not been convicted of criminal offenses. There may be Residents or Occupants that have resided in our community prior to this requirement going into effect. Additionally, our ability to verify this information is limited to the information made available to us by the Resident, reporting services, and other agencies.

9. **Maximum Occupancy:** A maximum of two (2) adult Occupants per bedroom are allowed.
10. **Pets:** No more than 2 pets under 40 pounds each are permitted per apartment. Additional deposits, fees and rent may apply as outlined in the Deposit & Fee Schedule. All animals must be properly licensed and vaccinated against rabies and adhere to all community rules. Aggressive dogs and exotic or venomous species are not permitted.

The following breeds are deemed aggressive: Akita; Airedale Terrier; American Bulldog; American Pit Bull/Bull Terrier; American Staffordshire Terrier; Bouvier des Flandres; Briard; Bull Mastiff; Chow; Doberman; German Shepherd; Giant and Standard Schnauzer; Rottweiler.

If your animal is a mix, documentation is required stating the animal is not over 30% of a restricted breed. Additional breeds may be added if deemed necessary. Additionally, pet interviews and/or photos may be required at any time. Occupant pet owners are at all times fully responsible for their pets and any issues they may create.

11. **Service Animals:** Are permitted with proper legal documentation, without regard to species or breed, so long such animal does not present a threat to the health or safety of others. Certification as to need must be provided by a licensed medical practitioner and must include a full description of the specific service the animal will provide and where such support is required. Note that “registration” through internet-based services that promote their ability to exempt an animal from common restrictions will not qualify. All service animals must meet guidelines established by the Department of Housing and Urban Development (HUD) and must abide by community rules unless there is a documented reason they cannot. Owners are at all times fully responsible for their service animals and any issues they may create.
12. **Vehicles:** Parking space is limited, therefore, there is a limit of one (1) vehicle per adult Occupant. Recreational vehicles, large commercial vehicles, and trailers are not allowed unless specifically approved by Management. Such approval will depend on vehicle weight and dimensions, space available, and effect on the image of the community. Special allowances may be rescinded at any time for similar reasons. All vehicles must be properly registered, inspected and insured.

**Signing this document indicates that you have had the opportunity to review this Better World Properties tenant selection criteria. The tenant selection criteria includes factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.**

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Signature of Applicant

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Co-Applicant

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

