



The resident qualifying criteria which are listed below explains our company policy in regard to standards which must be met in order to reside at one of our communities. Standards such as these are appreciated by fellow residents who feel more comfortable knowing that all residents have met the same high standards as they did when they applied. It is our sincere intent to offer our residents the best possible community environment.

Goode Properties does not discriminate against any person because of race, color, religion, sex, national origin, familial status, or handicap. If you have any questions regarding the qualifying criteria, please do not hesitate to ask the Property Manager. Our goal is to serve your housing needs.

The following are requirements that a person or family must meet in order to reside in our community:

PRESENT & PAST CREDIT REPORT

An application may be rejected for one or more of the following:

- a. Any one judgement not remedied.
- b. Any one (single account) credit obligation which is three (3) or more months delinquent.
- c. Any one (i) personal bankruptcy.
- d. Any one (i) real estate foreclosure
- e. Any one (i) repossession of material or personal property.
- f. Any one (i) suit not remedied or pending.

The absence of a credit file does NOT adversely affect the applicant. A consistent, severe, or recent history of deficiencies in overall credit or in rent payments which indicate that a person or family would be unable or would otherwise fail to pay rent when due (unless the person or family can show good cause for such history) may be grounds for rejection. Applicants shall not be rejected if the credit bureau reports adverse credit which is the result of medical expenses.

Deviation from the aforementioned policy must be documented.

PAST & PRESENT RENTAL HISTORY

Any application may be rejected for one (i) of the following:

- a. Any history of having broken a lease (skipped) without consent of the landlord.
- b. Any eviction from previous housing.
- c. Any instance whereby a previous landlord filed for summary ejection, detainer warrant, or judgement for money owed.
- d. Any repeated late payments from current or past housing.
- e. Any landlord reference which indicates that the applicant was destructive to the apartment or common areas. This includes destruction by children or guests of the applicant.

The absence of rental history shall not adversely affect the applicant.

INCOME REQUIREMENTS

Any applicant may be rejected should verification and/or documentation not be sufficient to support the necessary income requirements. All applicants must show evidence of gross monthly income equal to three (3) times the anticipated monthly rental rate.

Sources of verifiable income include but are not limited to the following:

- a. Current employment wages. If self employed, the previous years tax return must be provided.
- b. Future employment wages with proper documentation from future employer.
- c. Savings account and/or interest payments from other accounts or trust funds.
- d. Statements of Social Security benefits, alimony and/or child support, disability benefits, or other benefit programs.

Deviation from aforementioned policy and/or guidelines must be documented.

CO-SIGNERS/GUARANTORS

Absolutely no co-signers or guarantors are accepted.

All applicants must be at least 18 years old.

OCCUPANCY LIMITS

In no instance, there shall be no more than two (2) people per bedroom permitted to occupy the same apartment.

DRUG & CRIME FREE HOUSING

Goode Properties supports criminal and drug free housing. Any suspected criminal and/or drug possession or use by residents and/or guests will be reported to authorities and may be subject to immediate eviction.

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