

# Town Place

## MIDDLETOWN

### QUALIFICATION STANDARDS For Prospective Residents

#### **Fair Housing**

Baker Middletown, LLC complies with the Federal Fair Housing Act. Baker Middletown, LLC does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

#### **Applications**

Each person that will occupy the apartment who is 18 years old or older must complete an application and sign the lease. Each applicant that is 18 years of age or older will be qualified by Baker Middletown, LLC in accordance with these qualification standards. Applications are to be completed in full. Applications containing untrue, incorrect, or misleading information will be declined. Each application is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score, we may choose to accept or decline an applicant, or seek additional requirements for approving the lease. These additional requirements include an additional deposit or a Guarantor.

**NOTE:** The following **MUST** accompany ALL applications:

- A valid driver's license, age of majority card, military ID or state issued Photo ID card (view and document only). Expired documents are NOT considered valid.
- All applicants in the United States on a visa must list the visa number and expiration date on the Application. For Residency. Lease agreements will not be written for terms beyond the visa expiration date.
- Emancipated minors presenting court appointed documentation are eligible to qualify as long as they meet the noted criteria.

#### **Credit History**

- Credit reports will be run on each applicant and will be considered in the overall credit worthiness of the application. Unsatisfactory credit history can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments, or bankruptcies. If an applicant is declined for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the report. An applicant declined for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency,
- Applicants who meet all other qualifying criteria but do not have credit, maybe required to pay an additional deposit, or re-qualify with a Guarantor.

#### **Rent/Mortgage Payment History**

- Any legal proceedings/judgments/evictions/default on a lease obligation may result in a declined application.
- Outstanding rental balances at a Baker Middletown, LLC Community will result in a declined application.

#### **Employment History**

- Employment must be verifiable.
- Applicant(s) must provide (3) three most recent paystubs or signed offer letter as proof of employment.

#### **Income Requirement**

- Prospective residents' income must equal at least 2.5X's the annual rent.
- If income is less than 2.5X the annual rent and the prospective residents would like to use savings in lieu of income it must equal at least 3.0X the annual rent.
- If income is less than 2.5X the annual rent and the prospective residents would like to use a combination of annual income and savings it must equal at least 3x's the annual rent.



### **Conviction Information**

- The application of any person who has been convicted or plead guilty or “no contest” to a misdemeanor or felony involving sexual misconduct shall be declined.
- The application of any person who has been convicted or pled guilty or “no contest” to a felony of illegal drug use, distribution, manufacture, or sale of controlled substances shall be declined.
- In addition, applications of those who are convicted of or pled guilty or “no contest” to violent felonies or illegal use of firearms will be declined.
- Other convictions for felonies not listed above appearing in a background check will be evaluated on a case-by-case basis so as to meet all FHA and Connecticut specific statutory and case law requirements.
- Nothing set forth in these qualification standards should be construed to be a guarantee by Baker Middletown LLC that residents of this community have not been convicted or pled guilty or “no contest” to any misdemeanor or felony involving sexual assault or other misconduct.

### **Guarantors/Increased Security Deposits**

- Guarantor’s may be permitted based on the screening recommendation. Guarantor’s income must equal at least 4.0X's the annual rent. Guarantors must meet all other qualification standards listed.
- Guarantor’s primary residence must be in the United States and they must have a valid Social Security Number.
- Increased security deposits may be permitted based on the score. The increased security deposit will be equivalent to one (1) month’s rent unless otherwise dictated by law.
- A Guarantor may be permitted in lieu of an increased security deposit based on the above criteria for Guarantors.

### **Roommates**

Each resident and Guarantor are jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders. When a security deposit is refunded, it is by a live check and made out to all responsible leaseholders. Exceptions are only made with a written request or roommate release that is notarized by all responsible leaseholders.

### **Occupancy Guidelines**

Governed by state, city, and local ordinances. In the absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be a maximum of two (2) residents per bedroom. Residents under the age of 18 months will not be considered in the occupancy guidelines. An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 50% of the time.

