

TENANT SELECTION CRITERIA

TIMBERCREEK TOWNHOUSES, LLC

The following guidelines were established in order to maintain a consistent approach to evaluating each person applying for residency at Timbercreek Townhouses. Below are the criteria we have established for each applicant:

1. The applicant must be 18 years or older.
2. The applicant(s) monthly income must be equal to or greater than three times the monthly rental rate of the apartment for which the applicant(s) is applying.
3. The applicant(s) must agree to a formal credit check and have acceptable credit history in accordance with the following standards set forth:
 - a. Applicant must not have any collections pending. There is some special consideration given to medical collections.
 - b. Applicant must have at least 3 years of credit history.
 - c. Applicant must not have a credit rating higher than R03.
4. The applicant must have a positive rental history to contact and must be agreeable to the following:
 - a. Applicant must not have a history of late payments.
 - b. Applicant must not have any outstanding balances owed to any previous landlord.
5. The applicant must agree to allow Timbercreek Townhouses, LLC to verify source of income (as indicated on the rental application) by providing copies of their 2 most recent pay stubs or a copy of the most recent W2 forms, income taxes, etc...

Timbercreek Townhouses, LLC will make the final decision as to whether an applicant(s) qualifies. If the applicant(s) is denied occupancy, the notification will be delivered to the applicant via First Class mail. The applicant may appeal the decision, but he/she must provide acceptable documentation supporting their reason for the appeal.