



FIFTEENTH STREET APARTMENTS

Statement of Rental Criteria

Revised: June 4, 2019

Full Circle Management, LLC is committed to the Fair Housing Act prohibiting discrimination in rental housing based on Race, Color, Religion, Sex, National Origin, Handicap / Disability, Familial Status, and any other Protected Classes defined by local ordinance. If you are disabled or having difficulty understanding English, please request our assistance and we will ensure that you are provided with meaningful access based on your individual needs.

We require a government-issued photo ID from one adult (18 years of age or older) per group wishing to tour an apartment and/or apply for an apartment.

RENTAL APPLICATION

- Fifteenth Street Apartments require all household member 18 years of age or older to complete a Rental Application and Income and Asset Questionnaire to qualify for an apartment.
- Falsification of information or omission of information on a rental application is grounds for denial.
- **We reserve the right to request documentation of any information presented by the prospect on the rental application.**
- **No applicant will be permitted to take possession of the apartment without having paid all required move-in fees, deposits, and applicable rent. Your account with Full Circle Management must be current at move-in.**

INCOME / EMPLOYMENT

- Total monthly household Gross Income (of combined applicants) must meet the applicable income guidelines. This shall include all sources of income include, but not limited to, employment, self-employment, unemployment, child support, public assistance, social security, and SSI.
- All assets require written verification
- **All income will require third-party verification and source verification.**
- If the applicant is a student, the applicant must meet the applicable Low Income Housing Tax Credit student guidelines.

INCOME GUIDELINES AS OF APRIL 24, 2019

	Maximum Income Limits
One Person 30%	\$17,100
Two Persons 30%	\$19,560
Three Persons 30%	\$21,990
Four Persons 30%	\$24,420
One Person 40%	\$22,800
Two Persons 40%	\$26,080
Three Persons 40%	\$29,320
Four Persons 40%	\$32,560
One Person 50%	\$28,500
Two Person 50%	\$32,600
Three Persons 50%	\$36,650
Four Persons 50%	\$40,700
One Person 60%	\$34,200
Two Persons 60%	\$39,120
Three Persons 60%	\$43,980
Four Persons 60%	\$48,840
Market Rate Units	N/A





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MAX TAX CREDIT RENTS

One Bedroom \$916.00 Two-Bedroom \$1,099.00 effective 4/24/2019

MARKET RATE UNITS

Income limits do not apply to Market Rate units.

Preferences

- Persons with disabilities

RENTAL HISTORY

- **Any negative rental history may be grounds for application denial.**
- Rental history must be with a non-relative landlord, and applicant may be asked to produce a copy of his/her lease paperwork. We will attempt to reference back five (5) years of rental history.
- **Applicants who have been evicted or owe money to another landlord within the past five years will not be approved.**

STUDENT EXCEPTIONS

- Fifteenth Street Apartments is a Low Income Housing Tax Credit Community with student guidelines.
- **All household members may not be full-time Students as defined by the Department of Education.**

CREDIT HISTORY

- A credit report will be obtained for every intended resident 18 and over who will sign the lease.
- Full Circle Management, LLC has partnered with Rent Grow, Inc. dba Yardi Resident Screening to assess the credit worthiness of its applicants based on a model designed by Rent Grow, Inc. dba Yardi Resident Screening and Full Circle.
- When scoring credit, the First Advantage model will take into consideration several variables to determine an applicant's willingness and ability to pay their rent. The First Advantage model has been specifically developed to assess credit worthiness of applicants in the multi-family industry. The following are a few examples of the variables First Advantage will take into consideration:

Income to Rent Ratio, Income to Payment Ratio (Revolving Debt), Number of Recent Credit Inquiries, Average Age of Trade Lines, Revolving Debt to Limit, Percent of Bank Card Trades Relation to Total Trades, Total Trade Lines, Percent Never Delinquent, Bureau Scores, Number of Major Derogatory Trade Lines, Economic Trends, Payment Histories, Accounts in Collection. A combination of all the variables is what determines the First Advantage score.

- If any applicant takes exception with any findings, the applicant is solely responsible for making any corrections and reapplying.
- If your application is "accepted with conditions" or "declined," you will be provided the name, address, and telephone number of the consumer reporting agencies that provided your consumer information to us.
- Medical collections will not be taken into account.
- An application will automatically be declined if the applicant has an open bankruptcy within the past 12 months.
- An application will automatically be declined if a high-risk collection (apartment community) is detected.





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CRIMINAL HISTORY

- As part of the application process, the Criminal Background of all applicants will be checked.
- Criminal convictions may be cause for denial of an application.
- Criminal background denials will be in accordance with the property's Tenant Selection Plan.

OCCUPANCY STANDARDS

- Applicants may lease any unit that meets their income guidelines.
- Applicants must demonstrate an ability to pay the rent as defined by paying no more than 40% of their gross income toward rent and utilities.
- The maximum number of persons per apartment is two (2) persons per bedroom. The bedroom is defined by our floor plan designations.
- Households that exceed the two (2) person per bedroom limit after the execution of the lease will be required to transfer to the applicable size unit. If a unit is not available at the time of over-utilization, the resident will be added to the waiting list until the applicable size unit becomes available.

PETS

- Pets will be allowed with a \$300.00 pet deposit. Please speak with the Property Manager on restrictions.
- **Service Animals, as defined by the Americans with Disabilities Act and the Federal Fair Housing Act, are not considered pets. They are exempt from those fees and restrictions. However, residents with service animals will be required to sign a Pet Addendum.**

PARKING

- Parking is available. Please speak with the Property Manager regarding policy.
- Regardless of the property, all vehicles must be fully operational and current with required inspections, tags, stickers, licenses, insurance coverages, etc.
- Additional vehicles may be allowed at management's discretion.

SMOKING POLICY

Fifteenth Street Apartments is a Smoke-Free Housing Community

COMPLIANCE WITH THE LAW

- In the event that any minimum requirement contained within this document conflicts with any Local, State, or Federal Rule of Law, the appropriate Local, State or Federal Law will prevail.

The above-stated qualification standards apply to all applicants:

Please note this is our current rental criteria, and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants residing here who moved in before these requirements going into effect. Our ability to verify whether these requirements are met is limited to the information we receive from various resident reporting services.





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If you have any questions regarding any of these policies, please speak to the Property Manager.

A copy of our Tenant Selection Plan is available at the front desk in the leasing office should you be interested in viewing that information.



FULL CIRCLE
management

