



2015 SENIOR RENTAL QUALIFICATIONS

(EFFECTIVE 04/01/2015)

DMA Property Advisors and The Claremont support the Fair Housing Act, as amended, and prohibit discrimination for housing based on race, color, religion, sex, national origin, disability or familial status. All applicants and co-applicants must be 55 and over. Maximum rent and maximum income guidelines are adhered to as required by the Texas Department of Housing and Community Affairs (TDHCA). DMA Property Advisors require all applicants to complete, date and sign a rental application and provide photo identification in addition to meeting key criteria in order to qualify for housing. The screening criteria will be applied uniformly and in a manner consistent with all applicable law, including The Texas and Federal Fair Housing Acts, the Federal Fair Credit Reporting Act, and HOPA if applicable. The development will comply with state and federal fair housing laws, including but not limited to consideration of reasonable accommodations requested to complete the application process. For reasonable accommodation requests, please submit to the property manager and they will review within 7 business days. An accommodation request form will be provided upon request.

Maximum Occupancy:	<u>Apartment Size</u>	<u>Maximum Number of Occupants</u>
	One Bedroom	Two Persons
	Two Bedroom	Four Persons

Income/Employment Requirements:

Section 8 Applicants are welcome. Each household not participating in the Section 8 voucher program must show income which is greater than 2.5 times the resident paid portion of the rent. For affordable housing units, the household income must be within the maximum allowed income range as specified by the TDHCA in order to qualify. The following are the maximum allowable income per household, by number of occupants:

Household Size	50%	60%
	Maximum Income	Maximum Income
1 person	\$24,700	\$29,640
2 persons	\$28,200	\$33,840
3 persons	\$31,750	\$38,100
4 persons	\$35,250	\$42,300

Security Deposit and Waiting List:

All deposits are fully refundable. After the Resident has moved from the unit, Management will determine whether the Resident is eligible for a refund of any or all of the security deposit. The Resident will be eligible for a refund of the security deposit only if the Resident provided the Management with the 30-day written notice of intent to move. Management will inspect the unit and complete a Final Account Statement. Management will refund to the Resident the amount of the security deposit less any amount needed to pay the cost of unpaid rent; damages that are not due to normal wear and tear. Management agrees to refund the amount within 30 days after the Resident has permanently moved out of the unit, returned possession of the unit to Management, and given his/her new address to Management. Management will also give the Resident a written list of charges that were subtracted from the deposit. A waiting list will be maintained for qualified individuals that meet all before and after-mentioned rental qualifications as well as income qualifications for the respective set-aside. A waiting list policy will be provided upon request. For transfer procedures, please refer to the DMA Properties transfer policy. A copy will be provided upon request.

Security Deposits are as follows: **1 Bedroom** \$250.00 **2 Bedroom** \$350.00

Application Fee:

All application fees are non-refundable. Applications are as follows: **Single applicant** \$19.00 **Each additional applicant (18 and over)** \$14.00

Income Verification:

In order to ensure that each household meets the above requirements, DMA Properties requires each applicant to provide us with at least 6 weeks consecutive paycheck stubs for each occupant prior to having his/her application approved. In addition, each applicant must provide authorized written verification of any additional sources of household income, including but not limited to, child support payments, welfare payments, social security payments, and interest from all bank accounts. Households comprised entirely of full-time students are NOT eligible unless 1 of 4 specific expectations is met and the required verification of such exception can be provided.

Rental History:

All occupants 18 and over are required to sign the Lease Agreement and must have a satisfactory, verifiable, rental history or mortgage history (i.e., no prior evictions, late payments, disturbing the rights and comforts of other residents, poor housekeeping, NSF check history, unauthorized occupants, property damage or failure to adhere to the policies and regulations of the community or management company.) Note: All adults 18 and over are leaseholders. At least 1 year satisfactory rental/mortgage history is required.

Credit History:

A complete credit/criminal check will be conducted for each adult applicant who is 18 and over. Anyone with a bankruptcy or repossession may be required to post additional deposit in order to be approved. No applicant who has a long-term outstanding balance at another apartment community (more than 30 days) will be approved. All outstanding balances to other apartment communities or utility companies must be settled prior to receiving application approval. Notification of denial of an application will be provided within 7 business days after submission.

Criminal History:

Applicants who have been charged, detained, or arrested for any type of felony offense or any level offense involving sex crime, assault, weapons or drugs that has not yet been resolved or that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pre-trial diversion will not be accepted. For offenses other than felonies, offenses with conviction dates older than 10 years will not be grounds for rejection, except for any level of sex crime. Repeated disturbances related to circumstances protected under VAWA are not considered. (See below for VAWA exclusions).

Violence Against Women Act:

In accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), an applicant will not be denied admission on the basis that the applicant has been a victim of domestic violence, dating violence, domestic assault, or stalking. The owner will support and assist victims of domestic violence, dating violence, sexual assault, or stalking and protect victims, as well as members of their family or affiliated individuals, from being denied housing as a consequence of domestic violence, dating violence, sexual assault, or stalking.

Pet Requirements:

Pets no greater than 25 lbs. are allowed on the premises. There is a one-time fully refundable pet deposit of \$500 and a 2 pet maximum requirement. For service animals documented and qualified by the appropriate agency, these requirements do not apply.

Applicant Signature

Date

