
Resident Selection Criteria

Applicants **may** be approved for residency based on the following criteria. Applicants who are uncooperative in the application process may be denied for residency. Applicants may request a reasonable accommodation at any time during the application process by contacting the community Manager.

Rental Application and Application Fee

Each applicant 18 years and older must complete a Rental Application. A fifty dollar (**\$50**) non-refundable application fee per applicant is due at the time the Rental Application is submitted.

Community Fee

A one-time Community Fee equal to three hundred dollars (**\$300**) is required at the time of application. The Community Fee is refundable only if the application is cancelled within 72 hours of the application approval or if the application is denied and there were no false statements or misrepresentations on the application.

Administrative Fee

A one-time, non-refundable Administrative Fee of one hundred fifty dollars (**\$150**) is required to reserve an apartment and process all rental paperwork.

Security Deposit

A security deposit of up to one month's rent is required based on credit check, will be due based on the Security Deposit Addendum either before move-in date or over three (3) or six (6) monthly installments. The security deposit is refundable at the end of a fulfilled lease agreement barring any damage beyond normal wear and tear.

Identification

Each adult applicant must provide acceptable identification which includes a valid driver's license OR a government issued USA Visa and a Passport OR social security card and one of the following: a state-issued I.D., military I.D., Passport, Birth Certificate, or other authoritative document.

Age

Applicants must be at least eighteen (18) years of age and be a leaseholder.

Credit, Residency, and Criminal Screening

All applicants are subject to screening through a third-party applicant screening agency. Approval is primarily based on credit history, probability for payment, rent to income ratio, residency and eviction histories, check-writing histories, and criminal background screens. Any self-disclosed convictions and/or adverse criminal reports obtained from the screening process are reviewed by Thrive for approval or denial.

Occupancy Guidelines

The following number of occupants is permitted in each unit type for market apartments.

Unit Type	Market Maximum
One Bedroom	3 Persons
Two Bedroom	5 Persons
Three Bedroom	6 Persons

Economic Criteria

Minimum Income

Market Rate Apartment: 3.0 times monthly rent. Guarantor: 5.0 times monthly rent.

Proof of income is required within 72 hours of receipt of the application or prior to move-in, whichever is sooner. Proof of income may include copies of recent paystubs, award letters, bank statements, federal tax returns, employer’s letter, etc. Applicants who have little or no income can satisfy the economic criteria standard by proving that they possess liquid assets (cash or cash equivalents) equal to two years of the rental obligation

Pets

A maximum of two pet(s) is permitted on the premises. The execution of a Pet Addendum, a three hundred dollar (**\$300**) non-refundable pet privilege fee *per pet*, and fifty dollar (**\$50**) monthly pet rent *per pet* are required. If moving into one of our communities that utilizes the PooPrints Doggy DNA program, the non-refundable pet privilege fee will be three hundred fifty dollars (\$350), with the additional fifty dollars (\$50) covering the initial DNA kit used to register your dog into their secure pet registry database. Any pet must be licensed in accordance with any applicable state or local laws or regulations. All pets must be spayed or neutered. A statement from a veterinarian must be provided. The pet(s) must have current inoculations and applicant/resident shall submit records of inoculation upon request. Our pet-friendly apartment communities welcome most breeds of dogs; however, only the following described pet is authorized to be kept in Lessees’ dwelling unit. No substitutions are allowed. No other pet shall be permitted on the premises by Lessee or Lessee’s guests or occupants. The prohibition includes mammals, reptiles, birds, fish, rodents, and insects. Any lock jaw breed dog, or a mix of lock jaw breed, is not permitted at any time on the property or in the building, these breeds are, but are not limited to: Rottweilers, Pit Bulls, Dobermans, and Chows or any mix of.

Renters Insurance

Market rate households shall secure insurance to protect against liability, property damage, fire, and casualty losses with a combined single limit per occurrence for liability coverage in the amount of **\$100,000.00** for personal injury/death and destruction/damage to property and shall cause the property owner and Thrive Property Management, LLC to be listed as additional insureds under said renters’ insurance policy.

Thrive Property Management, LLC and the apartment community are fully committed to fair housing and equal housing opportunity in marketing, rental, and management practices and will not discriminate in the leasing, rental, use, or occupancy of housing or related facilities, on the basis of race, color, national origin, sex or gender, sexual orientation, gender identity or expression, disability, religion, national origin, ancestry, age, familial status, military

status or any other classes protected by federal, state or local regulations and laws. It is our policy to guard the privacy of applicants and residents and to keep information in a location ensuring confidentiality, pursuant to any applicable federal, state, and local laws.