

Statement of Rental Policy December 2017

The resident qualifying criteria, listed below, explains our company policy in regard to standards, which must be met in order to reside in one of our homes. It is our sincere intent to offer our residents the best possible home living environment. HomeRiver Group Indianapolis does not discriminate against any persons because of race, color, religion, sex, sexual orientation, national origin, familial status, or disability. If you have any questions regarding the qualifying criteria, please do not hesitate to ask the Property Manager. Our goal is to serve your housing needs.

The following are categories and requirements that a person or family must meet in order to reside in our homes.

1. **Present & Past Credit Report:** An application **MAY** be rejected for any one or more of the following: The absence of credit will not adversely affect the applicant for the purpose of acceptance.
 - a. Any judgment not remedied
 - b. Any credit obligations which are three months or more delinquent
 - c. Any personal pending bankruptcy
 - d. Any foreclosure of real estate
 - e. Any repossession of material or personal property
 - f. Any suit not remedied or pending
2. **Present & Past Rental History:** Any application **MAY** be rejected for any one or more of the following:
 - a. Any history of having broken a lease ("skipped") without consent of the landlord
 - b. Any eviction from previous housing within the last 2 years
 - c. Any instance whereby the previous landlord files for summary ejectment, detainer warrant or judgment for monies owed
 - d. Any repeated late payments of rent within a 12 month period from current or past housing
 - e. Any landlord reference wherein previous or present management indicates that the applicant was destructive to the apartment or surroundings public areas. This includes destruction by any household member and/or guests of the applicant.
3. **Income Requirements:** Any application **MAY** be rejected should verification and/or documentation not be sufficient to support the necessary income requirements. All applicants must show evidence of gross monthly income equal to three (3) times the monthly rent. Sources of verifiable income include, but are not limited to the following:
 - a. Current employment wages (If self employed, prior years tax forms must be provided)
 - b. Future employment wages with proper documentation from a future employer
 - c. Interest payments received from saving accounts, money markets, C.D.'s, regular trust fund documentation, etc.
 - d. Social Security benefits, documented child support, and alimony payments.
4. **Age to Rent:** All applicants for residency must be at least 18 years of age.
5. **Occupancy Limits:** Two (2) per bedroom
6. **Criminal Background:** The following applies to all lease holders and/or occupants
 - a. Any felony conviction for any offense against a person or property within the past seven years or conviction of sexual offense regardless of nature or criminal classification will be declined.
 - b. Applicant with a conviction of a crime or criminal history, regardless of the criminal classification that would adversely affect the health, safety, or welfare of themselves, other residents, or the viability of the home may be declined.
 - c. Applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property is involved in a felony offence involving possession, manufacture or sale of illegal substances, delivery of a controlled substance, actual or potential physical harm to a person.
7. **Acknowledgement:**
 - a. The application-processing fee is non-refundable.
 - b. **Holding deposit is non-refundable after 24 hours of payment**
 - c. Falsification of information will result in denial of residency.
- d. Please note that the rental criteria are current guidelines. There may be residents and occupants residing at the home prior to current criteria going into effect. Our ability to verify whether these requirements have been met is limited to the information available at the time the application is processed as verified by the various tenant screening, credit bureau, and criminal background agencies employed.



