

COLONY FRONTERA APARTMENTS

450 N. Armando Street, Anaheim, CA 92806 (714) 630-2460

RESIDENT SELECTION CRITERIA

Welcome to Colony Frontera. We appreciate your interest in our apartment homes. Below is our rental criteria. This information is provided to you as a guideline to our rental qualifying policies.

It is Colony Frontera's policy to provide housing on an equal opportunity basis to all persons in accordance with federal, state and local laws regardless of race, religion, color, sex, sexual orientation, national origin, ancestry, marital status, age, familial status (presence of children), source of income, arbitrary decisions based on personal characteristics, handicap (disability), or any other protected status.

If you wish to apply for an apartment, you must complete an application and pay the required nonrefundable rental application fee and the non-refundable administrative fee. All applicants are required to sign and date the application.

IDENTIFICATION REQUIRED: At the time of application, you will need to show valid identification. This can be state or federally issued. Acceptable identification includes a driver's license, passport, and [or state-issued photo identification cards.

MINIMUM AGE: Applicants must be eighteen (18) years of age or older (or an emancipated minor). Anyone under the age of eighteen (18), except for an emancipated minor, will be accepted **ONLY** when living with parent(s) or a legal guardian.

MAXIMUM OCCUPANCY: Colony Frontera follows industry guidelines by using the formula of 2 persons per bedroom plus 1. Following are the maximum number of occupants allowed: Studio= 2 persons, One Bedroom = 3 persons, Two Bedrooms = 5 persons, Three = Bedrooms 7 persons.

INCOME REQUIREMENTS: To be approved, combined income from all Applicants' must be at least **2.5 times** the rent of the apartment. Applicants must provide proof of current employment as well as employment for the last year. The salary must be verified with the 2 most recent paycheck stubs or tax returns (verifying both wages and hours worked) and by telephone or fax with the employer when possible. All additional sources of income must also be verified. If the applicant is self-employed, retired or have other sources of income, the applicant must provide proof of income by furnishing copies of federal income tax returns the previous year and/or other verifiable documentation acceptable to us.

CO-SIGNERS: Co-signers will be allowed to help qualify for income deficiencies only. Co-signers will be guaranteeing the Rental Agreement but will not reside on the premises. The co-signer must be an immediate relative, meet all rental criteria, and have sufficient income to qualify for their own obligations and the rent of this apartment.

RENTAL HISTORY: The applicant must have 1 year of positive rental history from an apartment community or management company. Renting from a relative or subletting a room is not considered rental history. The lack of previous rental history may not necessarily be cause for rejection but may result in requiring an additional security deposit and meeting all other criteria without problems or deficiencies. Any eviction will eliminate the applicant from consideration.

CREDIT HISTORY: A credit check will be run on all applicants over the age of 18 who will be living in the apartment. An unsatisfactory report is one in which reflects past or current bad debts or bankruptcy of less than 2 years and older ones that have not been discharged. If you are rejected for poor credit history you may request a copy of your credit report from the credit reporting agency. We will provide you with the name and contact information for that agency.

CRIMINAL BACKGROUND: An applicant will be automatically denied in the event they have ever been convicted of, or pleaded no contest to a felony or misdemeanor involving sexual misconduct and/or the illegal manufacture, sale and/or distribution of a controlled substance regardless of whether or not adjudication was withheld. **MITIGATING CIRCUMSTANCES:** There may be mitigating circumstances, which allow an applicant who does not meet our credit, rental or income criteria to be approved. In such cases, additional security deposit will be required.

ACKNOWLEDGMENT

I have read and understand the aforementioned rental criteria for Colony Frontera Apartments.

Printed Name: _____ Signature: _____ Date: _____

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