



Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our communities. Nothing contained in these requirements shall constitute representation by MW8 that all residents and occupants currently residing in our community have met or currently meet these guidelines. Our policy is to require everyone over 18 to be a leaseholder; therefore, must be approved as a leaseholder. We make very limited exceptions. Qualification standards include but are not limited to the following criteria.

IDENTIFICATION. Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be residing in the apartment.

INCOME. All applicants must have a combined verifiable source of income in an amount in accordance with current community guidelines no less than three (3) times the rental rate. If an applicant has no income, a guarantor must be obtained or the applicant may be denied.

CREDIT HISTORY. Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial.

GUARANTORS. If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than five (5) times the rental rate. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening.

CRIMINAL HISTORY. Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges. We conduct background screening on leaseholders and occupants.

OCCUPANCY. The maximum number of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home.

PETS. Please speak with your leasing representative for information.

FAIR HOUSING STATEMENT. MW8 is committed to compliance with all federal, state, and local fair housing laws. MW8 subscribes to a universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protection specific classes. All persons involved with the leasing and operation of apartment homes are provided with diversity training on fair housing laws.

ADA STATEMENT. Owners are committed to compliance with the Americans with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future residents.

I have read and understand the requirements as stated above.

Signature _____ Date _____