

Gold Key Realty Company Rental Application Approval Criteria

Welcome to our community! Before you apply to rent an apartment, please take time to review our rental application approval criteria. The following information is offered so that all applicants will have available to them a detailed statement of the rental qualifying policies. Although we have attempted to make this document easy to read and understand, by its nature as a statement of policy, it includes formal language and legal terms. If you have any questions about our policies or about the information in this document, please contact any member of our management team.

We will not discriminate any person in the rental of an apartment because of race, color, religion, national origin, sex, age, familial status, sexual orientation or mental or physical handicap.

The term "applicant(s)" under these criteria means the persons that will be signing the Lease as a "resident". The term "occupant(s)" in these criteria means the person or persons that are authorized occupants under the lease. All adult occupants will be considered as responsible residents under the lease agreement and will be asked to sign as a resident. Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us concerning current or prior residents. Our ability to verify whether these requirements have been met is limited to the information we receive from the various consumer reporting services used.

Confidentiality: We maintain a strict policy of confidentiality and privacy for our applicants and residents. We do not discuss information on applications with anyone other than the applicant. In addition, we do not discuss individual credit reports with an applicant. If you would like to discuss or dispute anything in your credit report, you will need to contact the consumer-reporting agency that made that report. We will provide you the name and address of that consumer-reporting agency.

Application Fee: Each applicant must pay a non-refundable application fee. Because there are no exceptions, it is important that you review this information carefully before submitting an application, making certain that, to the best of your knowledge you meet the rental application approval criteria.

Roommates/Co-Residents: In the event there are multiple applicants to reside in the same apartment, i.e. roommates or co-residents, the information on all applicants will be combined during the verification process.

Occupants: Occupancy will be limited to no more than two (2) persons in efficiency, studio or one-bedroom apartment, four (4) persons in a two-bedroom apartment, or six (6) in a three-bedroom apartment.

A family may occupy an apartment in the family does not exceed two (2) persons per bedroom plus a child who is less than twelve months old and who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than twelve months of age at the time of rental application or lease renewal, and whose newborn will reach twelve months of age during the lease term may be required, at the time of lease renewal, to either (1) move into another available unit which has more bedrooms; or (2) move out. Rent for a larger unit will be at the rental rate at the time the lease is entered into for the larger unit. For the purposes of this occupancy policy, a family shall consist of the following persons: One or more individuals (who have not attained the age of 18 years) being domiciled with (1) a parent or another person having legal custody of such individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

Social Security Number: Each applicant must have a United States government issued Social Security number, Green Card, or VISA in order for the verification process to begin.

Credit History: Applicant(s) must have a credit report, which reflects a positive payment history for the past two (2) years. Bankruptcy within one (1) year of discharge papers or unpaid foreclosure/eviction/skips/money owed to a previous landlord within three (3) years will result in denial of the application.