Hillcrest Apartments
Sterling Property Management

Statement of Rental Policy

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 community. Nothing contained in these requirements shall constitute representation by Hillcrest Apartments that all Tenants and occupants currently residing in our community have met or currently meet these guidelines. 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 living in the apartment.
Income: All applicants must have a combined verifiable source of income in an amount in accordance with current community guidelines but 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.
Rental History: Six months of verifiable rental history must be satisfactory. Less than six months rental history may result in the requirement of an additional deposit, guarantor or denial.
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 three (3) 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 conviction or charges.
Occupancy: The maximum number of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom or maximum of five (5) occupants in a three bedroom apartment or three (3) occupants in a two bedroom apartment over the age of 18 or in compliance with all federal, state and local fair housing laws.
Pets: Maximum weight for pets is twenty five (25) lbs with a maximum of one (1) pet per one bedroom and Loft apartments and a maximum of two (2) pets per two and three bedroom apartments. Breed restrictions apply.
Fair Housing Statement: Hillcrest Apartments is committed to compliance with all federal, state and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or disability, and any other local laws protecting specific classes.
ADA Statement: Hillcrest Apartments is 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.

_____	_____
Tenant Signature Date	Tenant Signature Date
_____	_____
Tenant Signature Date	Tenant Signature Date
_____	_____
Tenant Signature Date	Guarantor Signature Date
_____	
Agent Signature Date	