

#### Resident Qualifying Criteria

1. All occupants 18 years or older must complete an application.
2. All applicants must present a valid photo ID issued by a government authority (i.e., state-issued motor vehicle operator license or other state-issued photo identification card, U.S. passport, United States Military ID card, or VISA issued by the US Citizenship and Immigration Services). A copy of all applicants' photo IDs will be made and retained at the time of application.
3. Each Lease Holder must provide verifiable income. Total monthly income of all Lease Holders must be three (3) times monthly rent. Debt to income ratio shall not exceed 40% of applicant's gross income. Acceptable income verification includes employment paycheck stubs for the previous two (2) months reflecting both current and year-to-date earnings. Applicants who are self-employed must provide a copy of their previous year's 1099's and bank statements for the immediately preceding three (3) months. Income from sources other than employment or self-employment (i.e., retirement benefits, disability income, child support, alimony, investment earnings or principal, etc.) requires documentation deemed acceptable by Management.
4. Family size must be appropriate for the dwelling and no more than two persons per bedroom plus one additional person will be allowed in any of our rentals.
5. Up to twenty-four (24) months of rental history may be required, with a record of prompt payments, sufficient notice to vacate, and no property damages expected. Evictions, skips, or money left owing to landlords within Five (5) years of application may result in a rejection of the application.
6. Pass a criminal background check.
7. No more than two (2) pets per property. Breed /Size restrictions, pet fees, and pet rent may apply. Assistive animals are not considered pets, a reasonable accommodation request form is available for assistive animals who fall outside the above categories/requirements.

Vista Point Properties offers housing without regard to race, age, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18) and handicap (disability), in strict accordance with Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) as amended.