

RENTAL CRITERIA

Osborn Pointe is a 55 and older single occupancy community designed to specifically serve individuals that meet the criteria listed below. Before you complete a Rental Application, we encourage you to review the following requirements to determine if you are eligible.

Applicants must complete and sign a rental application and provide appropriate state issued identification reflecting the date of birth and/or age of the individual.

Items A through K apply to the applicant responsible for paying the rent under the Apartment Rental Agreement:

- A. NAC and Osborn Pointe prioritize households for occupancy based on:
 - i. Households that are currently homeless, have experienced homelessness, or are at-risk of becoming homeless and have adequate income
 - ii. Households that are currently in an over-occupancy situation
 - iii. Households that are in non-subsidized housing whose rent is greater than 35% of their annual income
 - iv. Households who are not currently living in a home or apartment under a lease in their name
- B. NAC and Osborn Pointe prioritizes households housing stability that qualify under one of the following populations:
 - i. Are homeless, or are at-risk of homelessness
 - ii. Are a victim of or are fleeing/attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
 - iii. Require supportive services or assistance to prevent homelessness or are at risk of housing instability
 - iv. Are a veteran that meets one of preceding criteria
- C. **INCOME:** Maximum annual income must not exceed the published HUD income set-aside for the specific apartment desired. Our leasing advocate can further explain the income guidelines that are currently in place (subject to change without notice based on HUD publishing of income guidelines).
Applicant must have sustainable earned and/or benefit income at the time of application. Households average monthly earned/benefit income must be at least 1.5 times the average monthly rent in order to qualify.
- D. **CREDIT HISTORY:** Credit reports will be obtained and reviewed to evaluate the applicant's ability to pay rent. Judgments by other housing communities must have a payment plan in place at least 90-days prior to a rental application at NAC. Past non-payment history to landlords may disqualify an applicant or may require a higher security deposit (not to exceed 1.5 times the monthly rent).
- E. **PAST LANDLORD REFERENCE:** Applicant may be denied if an eviction has occurred in the past 3 years; if a past landlord is owed rent – a pre-existing payment plan must have been in place at least 90-days prior to a rental application at NAC.
- F. **OCCUPANCY GUIDELINES:** All residents and occupants must be listed on the Rental Application and Rental Agreement. No more than one (1) occupants in a one-bedroom apartment unit. Visitors and overnight guests are restricted.
- G. **CRIMINAL HISTORY:** All occupants over the age of 18 will be subject to a criminal background check. Background history must reflect:
 - i. No felony convictions for crimes against persons in the past five (5) years;
 - ii. No misdemeanor convictions for a crime against a person in the past three (3) years;
 - iii. No felony or misdemeanor drug sales, manufacturing, distribution or trafficking convictions in the past three (3) years;
 - iv. No Sex Offense or Sex Offender History;
 - v. No Deferred adjudication for a felony crime against persons, sex offense, or a misdemeanor for a crime against a person for the same periods

Any outstanding warrants will disqualify an applicant for occupancy.

This property participates in the City of Phoenix Crime Free Multi-housing Program.

H. **PETS:** Pets are not allowed.

ANIMALS THAT ARE ASSISTIVE SERVICE ANIMALS ARE NOT CONSIDERED PETS UNDER THIS POLICY – documentation for the need of a service animal is required and a SERVICE Animal agreement is required. Advise the leasing advocate if you have a need for a SERVICE Animal and they will provide you with the proper legal documents, that will be required.

Advise the leasing advocate if you or any household member has an Emotional Support Animal so they may provide you with the documentation that is required.

I. **PARKING:** Osborn Point encourages all residents to utilize the Light Rail, Buses, and Bicycle transportation. On-site parking at Osborn Point is limited and requires a parking permit for all vehicles. Only one (1) parking permit is allowed per apartment unit and parking is first come, first served. All other vehicles must be parked legally off property. At no time may a vehicle be stored on the property. A stored vehicle is one that is not used on a regular basis or is inoperable, without current tag/registration or with a flat tire.

J. **APPLICATION FEES:** An application fee of \$40 per adult applicant is required at the time of full application and is nonrefundable. A holding fee of a minimum of \$250 is required at the time of application. The holding fee is refundable only if the apartment type requested is not available, or if the applicant withdraws the application within 72 hours (three (3) calendar days) of approval, or if the application is denied. If the applicant withdraws the application more than 72 hours of approval, or fails to move into the unit, the holding fee will be forfeit, nonrefundable and nontransferable. At move-in, the holding fee will be credited to the Applicant's ledger to offset moving-in costs.

K. **FALSE INFORMATION:** Any falsification of information on the application will automatically disqualify the applicant and all deposits and application monies will be forfeited.

L. **QUALIFICATION PROCESS:** This property is funded through one or more funding sources that require annual disclosure and verification of income, asset and student status. Applicant understands that they will be required to comply with all application verification requirements, and that landlord will verify in writing, through a third-party when necessary, the information provided on the application and any documentation

Applicant acknowledges that they meet one of the housing stability populations listed below:

- Homeless or at-risk of homelessness
- Victim of, or are fleeing/attempting to flee: Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Requires supportive services or assistance in order to prevent homelessness or are at-risk of housing instability
- Veteran that meets one or more of the preceding criteria.

Applicant

Date

Applicant

Date

NAC Representative

Date

Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements.

