

JARS APARTMENT COMMUNITIES QUALIFICATION STANDARD

JARS, LLC, in accordance with the **Fair Housing Act**, pledges full compliance with regulations prohibiting discrimination because of race, color, religion, national origin, sex, familial status, or handicap. Applications for occupancy will be processed uniformly and equally for all prospective residents. To qualify for occupancy, the following criteria will be practiced:

1. INCOME:

Proof of income must be submitted in lieu of a cosigner form. Gross monthly wages should be a minimum of 3 times the monthly rental rate. Liquid assets such as bank accounts, Social Security, other Government pensions and funds, retirement fund income, money market/stock accounts, student loans, scholarships or other verifiable liquid assets may be used in determining income.

A cosigner form may be submitted by the applicant's parent or guardian if they are not able to certify an accepted source of income as listed above.

2. RESIDENTIAL HISTORY:

Previously residency must be verifiable. Persons who were student living on campus or persons previously living with parents are acceptable if verifiable. Rental History must be favorable with no more than two (2) late payments in a six-month period and/or no more than two (2) non-sufficient funds checks in a twelve-month period. Previous home ownership with no more than one (1) late payment past thirty (30) days in a twelve month period, or previous home ownership (owned outright) without a mortgage are acceptable.

3. MAXIMUM OCCUPANCY:

One bedroom, one bath	2 people
Two bedroom	4 people
Three bedroom	5 people
Four Bedroom	6 people

4. LEASE TERMS:

Twelve monthly installments.

5. PET POLICY:

Limit one pet per apartment. Small dogs up to 30 pounds, or cats (limit 2), requires non-refundable fee of **\$500.00**. Certain breeds are excluded at the management's discretion. Caged pets are acceptable with no fee prior management approval.

6. FEES:

A **\$45.00 Application Fee** per person is required (married couples excepted due to joint credit status) and a **\$250.00 Non-Refundable Reservation Fee** are required to process your application and hold a specific apartment until the occupancy date on your Application (as determined by Management). After 72 hours, you automatically forfeit the Reservation Fee. Applicants who do not qualify according to the above guidelines will receive a refund for the \$250.00 Reservation Fee either by returning the applicant's personal check, money order, or cashier's check or via a company check issued from the corporate office.

7. UTILITIES:

Refuse pick-up and pest control are included in monthly rent. Cable, internet, and electric bundles are available for some leases.

8. RENTAL PAYMENT POLICY:

Only total amounts due are acceptable. Rent must be paid with one personal check, money order, or a cashier's check for the full amount. No partial payments accepted.