



Resident Selection Criteria

Thank you for applying to live at our community. These criteria explain the process we use to select our residents. Pheasant Ridge Apartments LLC/The Alexander Company Inc. is an Equal Housing Opportunity provider and it is our policy to treat all residents and visitors fairly and consistently without regard to race, color, religion, sex, national origin, disability or familial status. This community and its employees comply with the provisions of Title VIII of the Civil Rights Act of 1968, the Fair Housing Amendments Act of 1988 ("Fair Housing Act") and, to the extent applicable, the Americans with Disabilities Act. Furthermore, this community complies with the state and local fair housing regulations of the jurisdictions in which it is located.

BASIC ELIGIBILITY REQUIREMENTS

- Valid photo identification for all residents over the age of 18.
- A valid Social Security number for all household members. If a Social Security card is not available, the community will accept a letter from the Social Security Administration stating that a new card has been applied for.
- Proof of all income. Total income must be equal to or greater than 1 ½ times the rent. Rental assistance is allowed and considered as part of this requirement.
- Several apartments in this community have income restrictions. Please see posted limits for additional information.

THE APPLICATION PROCESS

Prospective tenants must submit one application and a non-refundable application fee per applicant over the age of 18. Once the application is approved and the available apartment is accepted, the applicant will sign a lease agreement in which the applicant agrees to abide by all the rules and regulations. If an applicant is denied, applicant will receive an email or letter stating the reasons for the denial. Falsification of any information on the application is basis for automatic denial.

The Waiting List: If a unit is not available, interested parties may join the waiting list. Applications will be processed in the order received with application fee. Applicants will be contacted when a unit becomes available. Failure to respond to attempted contacts will result in removal from the waiting list.

Credit Screening: A report will be obtained through a commercial credit-reporting agency. If the applicant has filed bankruptcy and it has not been discharged, the application will automatically be denied. Medical or student related loans or collection status is not a factor for denial.

Rental History: Rental history for the past 2 years must indicate the ability to care for the property without damage and pay rent on time. Previous evictions and/or judgments for rent are grounds for denial. Anyone who has previously rented at a property owned or operated by The Alexander Company or AlexanderRE, LLC and owes money to that property will be denied unless balance is paid in full.

Criminal Record Checks: All applicants and household members over 18 years of age will be screened for criminal history. All applicants shall disclose in their application if any household member(s) have criminal charges pending at the time of application and if so, where and what the pending criminal charges are. A history of any of the following by any household member is cause for rejection of an application for housing:

- I. A felony conviction or adjudication other than an acquittal of sex offenses (including but not limited to forcible rape, child molestation, and aggravated sexual battery), arson, crimes involving explosives, and the illegal manufacture of controlled substances or manufacture of illegal drugs.
- II. Within 10 years from the completion of any sentence, probation, or parole for a felony that involved damage to or destruction of property, bodily harm against a person, including but not limited to: murder, homicide, manslaughter, armed robbery, aggravated assault, or any felony of violence that may establish that the applicant constitutes a direct threat to the health or safety of other individuals or to the property.
- III. Within 5 years from the completion of any sentence, probation, or parole for a felony that involved stalking, weapon offenses, burglary, theft, auto theft, buying receiving or possession of stolen property, or sales or trafficking in an illegal drug or controlled substance.
- IV. Within 3 years from the completion of any sentence, probation, or parole for any other felony for a crime involving the illegal personal use of a controlled substance (other than sales, trafficking, or manufacture), prostitution, or forgery.
- V. Within 3 years from the completion of any sentence, probation, or parole for any misdemeanor or ordinance violation for a crime of violence that may establish that the applicant constitutes a direct threat to the health or safety of other individuals or the property.

UNIT TRANSFER POLICIES

All transfer requests must be made and submitted in writing to management. Under these conditions, unit transfer requests will take priority to the waitlist applicants;

1. Reasonable Accommodation Requests
2. Change in Household Composition
3. HUD/Tax Credit Compliance

PRIVACY POLICY

It is the policy to guard the privacy of individuals conferred by the Federal Privacy Act of 1974 and to ensure the protection of such individuals' records maintained. Therefore, neither 2500 Rimrock Lofts nor its agents shall disclose any personal information contained in its records to any person or agency unless the individual about whom the information is requested shall give written consent to such disclosure.

The Privacy Policy in no way limits 2500 Rimrock Lofts' ability to collect such information as it may need to determine eligibility, compute rent, or determine an applicant's suitability for residency. Consistent with the intent of Section 504 of the Rehabilitation Act of 1973, any information obtained on handicap or disability will be treated in a confidential manner.



STUDENT STATUS ELIGIBILITY –LIHTC:

- a. A full-time student is defined as any individual of any age who:
 - Attends all or parts of any 5 months out of the calendar year to any school or educational institution in person or online.
 - Is considered full-time by the school that they attend.
- b. The following are five exceptions to the student rule:
 - All adults are married and entitled to file a joint tax return.
 - An adult member is a single parent with a minor child in the unit, the adult is not a tax dependent of any third party, and the children are not claimed as a tax dependent by anyone other than one of their parents (even if the other parent is not in the unit).
 - The household includes a member who receives assistance under Title IV of the Social Security Act.
 - The student was formerly a foster child or adult.
 - The household contains a member who gets assistance from the Job Training Partnership Act (JTPA) or similar programs. (NOTE: The “Workforce Investment Act” has replaced JTPA).
- c. For households applying for a unit that is both a LIHTC and HOME, both student status standards must be applied separately, and the student must qualify under both programs.