

Deer Valley Regency
Qualification Acknowledgement

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents for residency in our communities. Nothing contained in these requirements shall constitute representation by Greystar that all residents and occupants currently residing in our community have met or currently meet these guidelines.

FAIR HOUSING STATEMENT. Greystar and the Owner are 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 handicap.

IDENTIFICATION. Applicants must present a government issued photo identification card for all persons age 18 years and older that will be living in the apartment. If you have indicated on the Rental Application that you are not a US citizen, you will be required to complete the Supplemental Rental Application for Non-US Citizen.

INCOME. All applicants must have a combined verifiable source of income in an amount no less than two and a half (2.5) times the market rental rate.

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. All guarantors must have a verifiable source of income in an amount no less than five (5) times the market rental rate. If a guarantor is needed, they must meet the entire qualifying criteria as presented above. 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, and reside in the United States.

CRIMINAL HISTORY. Our investigation includes criminal background screening and your application may be denied due to criminal charges and/or convictions of applicant(s).

OCCUPANCY. The maximum numbers of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home.

PETS. Pet restrictions vary at each community. If you have pets, please see your leasing representative for more information.

Signature of Applicant

Date

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Date

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Date

Signature of Applicant

Date

Greystar Representative/Agent for Owner

Date