



Resident Selection Criteria

Occupancy Standards:

- 1 Bedroom-2 persons
- 2 Bedroom-4 persons
- 3 Bedroom-6 persons

All residents of The Cosmopolitan over the age of 18 will be required to be a lease holder and meet the following criteria, with the exception of legal dependents. A public record/criminal background check will be conducted on all residents over the age of 18 including legal dependents.

Income Requirements:

Individual residents of the Cosmopolitan Apartments must meet an individual income amount equal to at least three times the rental amount before taxes (gross) per month or otherwise demonstrate ability to pay rent when applying for a studio, one or two bedroom apartment. When applying for a three bedroom apartment individuals must meet an income amount equal to at least two and a half times the rental amount before taxes (gross) per month. Married couples and roommates may utilize a combined income of four times the rental amount before taxes (gross) to qualify when applying for a studio, one, two or three bedroom apartment home. This information must be verified through current pay stubs, notarized letters of intent from future employers, taxes, and other government issued paperwork related to retirement, etc. In addition, this information may be verified via phone or fax by an agent for The Cosmopolitan.

Parental co-signers may be used to secure a lease agreement as it relates to income requirements only and must meet the credit and criminal background standards listed. In addition, parental co-signers will appear on the agreement as additional lease holders.

Credit Requirements:

A credit report will be reviewed upon application. Residents may not be accepted or will be required to pay an additional security deposit in the event of recent bankruptcy, judgments and/or collection accounts and excessive late payments. It is expected that bankruptcies less than one year old, will be able to document a perfect rental record since the bankruptcy in order for the application to be accepted.

Rental History:

Rental or mortgage history of at least 12 months must be verifiable. Up to two years of rental history will be verified on each applicant. Mortgage history will be reflected on the credit report. Applicant's name must have been on the lease/mortgage for any reference to be valid. Rental references should reflect the applicant's ability and willingness to comply with lease terms as well as community policies and guidelines. Lack of rental history will not be considered a negative factor.

Public Records/Criminal Background Checks:

A public records /criminal background check must be obtained on each adult (18 years or older) who will be an occupant of the apartment-even those who will not be leaseholders. Any one or more of the following, for any occupants, will result in immediate denial of the application.

1. Felonies or misdemeanors involving sexual misconduct.
2. Felonies or misdemeanors involving the illegal sale, and/or distribution of a controlled substance.
3. Felonies involving a physical crime against a person and/or another person's property.

Revised 08/16/06 by: A. Riffle