

FAIRVILLE MANAGEMENT COMPANY, LLC RESIDENT SCREENING CRITERIA

OCCUPANCY LIMITS:

Number of People to occupy unit cannot exceed:

1. Two (2) people per bedroom.
2. Must have at least one person per bedroom.

AGE RESTRICTION:

1. All occupants must be 62 years of age or older.

INCOME LIMITS:

1. Minimum Income Requirement: (Income/Rent Ratio) If any of our rental rates exceed 35% of household monthly gross income, household is ineligible.
2. Family Maximum Income must be below the State Low Income Housing Tax Credit limits.

EMPLOYMENT HISTORY:

1. Applicant must have 1 year of consecutive gainful employment, or meet rental history requirement.
2. Applicants on fixed incomes such as Social Security, Pension, Disability or persons completing The Welfare to Work Act are not subject to the 1 (one) year consecutive gainful employment requirement.

RENTAL HISTORY:

1. Must have had a prior landlord for at least one year or have been gainfully employed for one year.

CREDIT HISTORY:

1. Credit report can have no prior Landlord Judgments.
2. Civil Judgments must be over 5 years and paid in full.
3. More than 95% of current accounts must be current.
4. Medical past due accounts will be reviewed by Fairville Management Company, LLC.

CRIMINAL HISTORY:

1. Criminal Background checks will be done on all applicants 18 years of age or over.
2. Applicants must have a clear criminal record for the past 10 years on any felony convictions, arrest or convictions for controlled substances and convictions related to physical crime, violent act against person or property of any kind.
3. Convictions for any drug related activity in the last 10 years.
4. Anyone listed in the sex offender's registry or lifetime registrant will be denied.
5. Admission will be denied if Management has reasonable cause to suspect that any household member's behavior from the abuse of alcohol or drugs will interfere with the health, safety and right to peaceful enjoyment.



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