



**The Summit participates in an Affordable Housing Program.** Household income & student status limitations apply. The household income is based on **GROSS** annual income (before any deductions) earned from all sources including wages, social security payments. The property has a minimum household income requirement of 2.5 times the monthly rent amount to qualify. Third party verification will be required of all income and copies of tax returns and pay stubs may be required. Total household income must be **UNDER** the following limits based on household size:

<b>PEOPLE</b>	<b>VERY LOW INCOME (VLI)</b>	<b>LOW INCOME (LI)</b>
<b>1 Occupant</b>	\$40,900	\$65,450
<b>2 Occupants</b>	\$46,750	\$74,800
<b>3 Occupants</b>	\$52,600	\$84,150
<b>4 Occupants</b>	\$58,400	\$93,450
<b>5 Occupants</b>	\$63,100	\$100,950
<b>6 Occupants</b>	\$67,750	\$108,450

### **RENT LIMIT FOR ONE & TWO BEDROOM**



**LEASE CRITERIA**

Please understand the following qualifications are established to ensure uniformity in leasing standards to all applicants and compliance with local, state and federal governmental regulations.

1. Applicant must be 18 years of age or older.
2. Gross monthly income must be three (3) times the monthly rental amount. Senior citizens and person's receiving disability benefits may qualify at the property designated income criteria if debt ratio is less than 50%. Full time students requiring parental income for approval must have six (6) times the monthly rental amount with verification of fulltime student enrollment and parent's verified application.
3. Applicant must have current employment with six (6) months of verifiable employment and/or fulltime school enrollment. Photocopies of last two (2) months of earnings are preferred. For new employments, applicant must have written document from employer to confirm employment date and pay rate. If self-employed, applicant must provide copies of immediate past two (2) years IRS tax returns and current bank statement that support income stated.
4. If child support and/or Alimony is to be considered for income qualification criteria, applicant must provide proof that child support has been received for the past six months and a copy of the court order to verify monthly amount awarded.
5. Applicant must have six (6) months of favorable and verifiable rental and/or mortgage history with no more than two (2) late payments and no more than one paid Insufficient Check Return (NSF). In addition, there must be no resident/guest issues with the prior landlord.
6. Applicant must have good credit record which is 75% or more positive credit with no late payments beyond 60 days. Applicants with less that good credit records, bankruptcy, repossessions, or first-time renters may be considered if applicant pays additional deposit set forth by the property. Any conditional approvals are subject to additional deposits required.
7. Number of residents per apartment shall be no more than;
  - For 1 Bedroom - 2 persons plus one 18 years of age or younger
  - For 2 Bedroom - 4 persons plus one 18 years of age or younger
  - For 3 Bedroom and 4 bedroom -6 persons plus one 18 years of age or younger.
8. Vehicles housed on the property are limited to two (2) for a one- and two-bedroom apartment, three (3) for three bedroom apartment and four (4) for four bedroom apartment. Unlicensed or inoperable vehicles are prohibited.
9. **Applicant will be declined**
  - Has had a violent felony conviction or is a registered Sex Offender
  - Has had a felony or drug related conviction within two (2) years from the date of final disposition
  - Has had felony conviction for theft within two (2) years from the date of final disposition
  - Has any pending charges and/or arrest warrants issued for any felony crime
  - Misdemeanor charges or convictions for burglary, sex offenses, or crime against person within the past two (2) years will not be accepted.
10. Security deposit and non-refundable application fee must be paid with the application.
11. Boat, RV, trailer or commercial truck (more than 2 axles) storage is not allowed on premises.
12. Pets are not allowed without management 's prior written approval and payment of pet deposit and fee in full for each pet. See pet rules for full details.
13. Foreign applicants must supply all information as mandated by the lease criteria.
14. Request for special needs accommodation can be made through the property manager.
15. Disclaimer: All Prospective Residents are screened to meet the above qualifications based on the information supplied by sources deemed to be reliable. However, there may be occasions wherein limited information is available or supplied to us for screening and events may have occurred since the screening information was obtained. We, therefore, do not warrant representation that these qualifications are absolute for all existing residents. Additionally, management reserves the right to offer residency to Corporate Companies. Corporate companies may utilize an independent screening process in qualifying their occupants.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

# Supplemental Rental Application for Units Under Government Regulated Affordable Housing Programs

Date when filled out: \_\_\_\_\_

- Supplemental Information. The purpose of this Supplemental Rental Application is to determine whether you qualify for affordable rental housing under a government regulated affordable housing program. It is very important that you answer all questions fully and accurately.
- Employment Update. Present employer: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, ZIP: \_\_\_\_\_  
Work Phone: \_\_\_\_\_ Position: \_\_\_\_\_

- Household Composition. List all persons, including yourself, who will be living in your household.

Number of Persons	Full Name	Relationship	Age	Student Status
1 (Head of Household)				<input type="checkbox"/> Full-time <input type="checkbox"/> Part-time <input type="checkbox"/> N/A
2				<input type="checkbox"/> Full-time <input type="checkbox"/> Part-time <input type="checkbox"/> N/A
3				<input type="checkbox"/> Full-time <input type="checkbox"/> Part-time <input type="checkbox"/> N/A
4				<input type="checkbox"/> Full-time <input type="checkbox"/> Part-time <input type="checkbox"/> N/A
5				<input type="checkbox"/> Full-time <input type="checkbox"/> Part-time <input type="checkbox"/> N/A
6				<input type="checkbox"/> Full-time <input type="checkbox"/> Part-time <input type="checkbox"/> N/A

Does anyone live with you now who is not listed above?  Yes  No. Does anyone plan to live with you in the future who is not listed above?  Yes  No. If you answered "Yes" to any question, please explain: \_\_\_\_\_

Are you a veteran?  Yes  No Important Information for Former Military Services Members. Women and men who served in any branch of the United States Armed Forces, including Army, Navy, Air Force, Marines, Coast Guard, Reserves or National Guard, may be eligible for additional benefits and services. For more information please visit the Texas Veterans Portal at <https://veterans.portal.texas.gov/>.

Are any of the household members listed above: Foster children?  Yes  No Live-in attendants?  Yes  No

Were any of the names listed above students in the year this application was completed?  Yes  No. Do any of them plan to be students in the year this application is completed?  Yes  No. If you answered "Yes" to either question, please explain: \_\_\_\_\_

- Income. List all income of all adults and persons in your household, including those under 18 (except for income earned from employment by persons under the age of 18 who are dependents of another household member).

Gross Monthly Income Source: Indicate whether anyone in your household receives income from the following		Applicant	Co-Applicant	Other Household Members	Total
Salary	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Overtime Pay	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Commissions and Fees	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Tips and Bonuses	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Interest and/or Dividends	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Net Income from Business	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Net Rental Income	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Social Security, Supplemental Security Income	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Pensions, Retirement Funds, etc.	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Support from Parents or Relatives	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
<b>Unemployment Benefits</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Workers' Compensation, etc.	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Alimony	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Sources of Child Support:					
• Court-ordered (regardless if paid)	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
• Voluntary payments	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
• Anticipated payments	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
AFDC/TANF	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Student Financial Assistance	<input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$	\$	\$
Other: <input type="checkbox"/> Yes <input type="checkbox"/> No (explain)		\$	\$	\$	\$
<b>TOTAL \$</b>					

- Assets. List all assets of all adults and persons in your household, including those under the age of 18.

Listing of All Assets	Cash Value	Annual Interest, Dividends or Rent from Assets	Name of Financial Institution or Description of Asset	Account Number
Checking Account(s) <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Savings Account(s) <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Credit Union Account(s) <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Stocks, Bonds or Mutual Funds <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Real Estate or Home <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
IRA/Keough Account <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Retirement Fund (401(k), 457, 403(b), etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Pension Fund <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Trust Fund <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Mortgage Note Held <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Whole Life Insurance <input type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$		
Cash Value	\$	\$		
Other: <input type="checkbox"/> Yes <input type="checkbox"/> No (explain)	\$	\$		

- Rental Assistance. Do you receive any type of federal, state, or local government rental assistance?  Yes  No. If yes, please explain: \_\_\_\_\_
- Asset Verification.** Have you disposed of any assets for less than fair market value in the last two years preceding the date of this application?  Yes  No.
- Certification.** By signing this Supplemental Rental Application, you as the applicant are certifying that all the above information is true and correct. You are consenting to disclosure of income and financial information from your employer(s) and any financial institutions where your assets are kept.
- Recertification.** If this form is being used for recertification and you have changed employment during the past year, you must complete the "Your Work" section of the TAA Rental Application.

Applicant

Date of Signing Application

Co-Applicant

Date of Signing Application

