RENTAL CRITERIA

This community supports and follows the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status. All applicants, occupants, and/or guarantors are subject to a criminal and/or credit check with approval through a third party applicant screening agency.

We do not accept prospective residents currently on parole, probation and/or suspended sentence for any conviction, or who have pled “guilty” or “no contest” to, and/or have been convicted of any felonies, misdemeanors (including theft, burglary, pornography, physical assault, indecent exposure, sexual misconduct), or any unlawful conduct involving a minor.

This property will comply with all federal, state, and local regulations concerning occupancy guidelines, including Town of Mansfield Storrs Special Design District zoning requirements.

To qualify, one (1) of the following sets of criteria must be met:

OPTION 1
• Complete a standard application form and lease agreement package.
• Provide proof of household gross income equaling at least three (3) times the monthly rent
• Obtain approval based upon a risk score which represents the relative measure of the credit risk associated with the given applicant.

OR

OPTION 2
• Complete a standard application form and lease agreement package.
• Obtain a guarantor that meets the following criteria:
  1. The guarantor must be at least 25 years of age and preferably a family member.
  2. The guarantor must reside in the United States.
  3. Obtain approval based upon a risk score which represents the relative measure of the credit risk associated with a given applicant.

SECURITY DEPOSIT: This community will accept a security deposit equal to two (2) installments of rent in an approved guarantor cannot be provided.

Please be advised that incomplete, inaccurate or falsified information will be grounds for rejection. Any individual, who may constitute a threat to the health and safety of an individual, the community, or the property of others, will be denied occupancy.

OCCUPANCY GUIDELINES

The Fair Housing Amendments Act of 1988 prohibits the discrimination against families with children under the age of 18 with regard to the rental of residential buildings. We accommodate families with children under the age of 18 in accordance with the Fair Housing Amendments Act of 1988. The occupancy guidelines set forth by this community limit occupancy to one person (plus an infant under the age of 12 months upon occupancy) per bedroom unless the limit is designed for double occupancy; except that families may reside in this community so long as they execute lease agreements for all beds in any given apartment or suite, with no more than two persons plus one infant under the age of 12 months upon occupancy per bedroom. The exception to this policy is that one bedroom units and studio apartments are rented as units, rather than by the bed. So the occupancy requirement is no more than two persons plus one infant under the age of 12 months upon occupancy per unit. Communities that rent by the unit rather than by the bed are treated similarly.