SHADY ACRES
MANUFACTURED HOME & RV COMMUNITY

Shady Acres Rental and Screening Criteria

Senior 55+ Community

Application Guidelines All applicants must be a minimum of 55 years of age. Occupants must be a minimum of 40 years of age. All applicants residing in a community owned home for thirty-one (31) days or more will be required to complete separate rental applications and must provide proof of a valid government-issued photo identification. The application will not be considered until it has been fully executed, and all applicable deposits and fees have been paid. **Any applicant that falsifies information on the application or verbally will be automatically denied.**

Application Fees (includes employment and rental verification) A $50 per person application fee must be paid upon completion of the application through our electronic payment system (preferred method) or in the form of a personal check, cashier's check, or CashPay. **THE APPLICATION FEE IS NON-REFUNDABLE.**

Security Deposit The home/lot will not be held until the security deposit is paid in full.

Occupancy Guidelines

- One Bedroom: Three (3) Persons
- Two Bedroom: Five (5) Persons
- Three Bedrooms: Seven (7) Persons

Rental Home Pet Criteria, Fees & Deposits A pet/animal screening profile is required for each applicant through a third-party agency, PetScreening. There are three options: No Pets or Animals, Household Pets, Or Assistance Animals. If Household Pet or Assistance Animal is selected, we will require the type, breed, weight, age, vaccinations, two photos, and completed affidavit section about your pet ownership. Restricted animals listed but not limited to, will not be allowed.

- No more than two (2) pets per home.
- Max weight of 40 lbs. and no larger than 20 inches to the shoulder at maturity per pet.
- 1st pet – Additional $400 deposit.
- 2nd pet – Additional $250 deposit.
- PetScreening.com fees:
    - The applicant is to pay a fee for each Pet Profile, and ACH payments may be eligible for a discount.
    - No charge ($0) for an Assistance Animal Accommodation Request or to create a No Pet/Animal Profile.

RESTRICTED ANIMAL/BREED LIST (Included but not limited to) Note: Service/Companion/Assistance animals may not be subject to this list.	
Breeds of Dogs:	Pit Bulls, Rottweilers, Presa Canario, German Shepherds, Huskies, Malamutes, Dobermans, Chowchows, St. Bernard's, Great Danes, Akitas, Terriers (Staffordshire), American Bull Dog, Karelian Bear Dog. *Any hybrid or mixed breed of one of the aforementioned breeds*
Poisonous Animals:	Tarantulas, Piranhas, Scorpions.
Exotic Animals:	Reptiles (snakes, iguanas), Ferrets, Skunks, Raccoons, Squirrels, Rabbits, Birds (parrots, cockatiels, macaws).

Rental Home Utilities/Services Monthly utilities/services will be at the expense of the resident and consist of gas and electric. Included utilities: water, sewer, garbage, and WiFi.

Western Management supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to: Age, Ancestry, Citizenship, Color, Familial Status, Gender Identity and Gender Expression, Genetic Information, Handicap, Immigration Status, Marital Status, National Origin, Primary Language, Race, Religion, Sex, Sexual Orientation, Source of Income, or any other arbitrary basis.

Business Relationship The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. We reserve the right to refuse rental to anyone who does not respect our property staff members or conducts themselves in an unprofessional manner.

Rental History

Requirements:

- Applicants must have a minimum of six (6) months of verifiable rental history within the last 24 months.
- Valid rental history consists of a written lease or month-to-month agreement.
- Applicants with a prior mortgage(s) are required to provide a current mortgage statement, a copy of their deed if paid in full, or a bill of sale if the home has been sold.
- Applicants with no previous rental history will be subject to an additional deposit of $200 or obtain a qualified guarantor.

Deniable Factors:

- An outstanding debt to a current or previous landlord.
- Any eviction in process, within the last five (5) years, or more than one (1) eviction within the last seven (7) years.
- A breach of a prior lease, a prior eviction, or in the process of eviction of any applicant or occupant.
- More than two (2) late payments and/or one (1) NSF within the last 6 months.
- More than four (4) late payments and/or two (2) NSFs within the last 12 months.
- Unfulfilled lease obligations.

Credit

Requirements:

- A credit report will be completed on all applicants to verify credit ratings.
- Applicants with no previous credit history will be subject to an additional deposit of $200 or obtain a qualified guarantor.

Deniable Factors:

- Bankruptcies within the last 6 months.
- Unverifiable (and/falsified) social security number, Tax Identification Number (TIN), or a Government Identification card, coupled with other identifying information.
- Unpaid utilities, housing debt, or rental collections and/or judgment, repossessions, and delinquency over $250.
- Foreclosure/short sale in the past year.
- A combined average credit score below 600.

Criminal History

Requirements:

- All applicants are subject to a criminal background check.

Deniable Factors:

- Criminal convictions for crimes considered harmful to people and/or property while taking into account when the conviction occurred (the recency of the conviction), what the underlying conduct was (nature of severity), and what the convicted person has done since the conviction.
- Felony convictions for offenses involving manufacturing or distribution of dangerous drugs.
- Persons subject to a lifetime registration requirement under a state sex offender registration program.
- Felony convictions for crimes involving a weapon, violence or serious property damage including but not limited to homicide, arson, and armed robbery in the last 6 years.
- Felony convictions for any offense classified as a sexual offense (unless lifetime registration as a sex offender is required, in which case applicant will be rejected no matter the age of the offense) in the last 6 years.
- Felony convictions for DUI in the last 5 years.
- Felony convictions for offenses not covered above in the last 5 years.
- Misdemeanor convictions for aggravated assault or assault involving a weapon in the last 4 years.

- Misdemeanor convictions for simple assault, threatening and intimidation, property crimes, or drug related offenses not covered above in the last 3 years.
- Any OFAC/Terrorist Watch list registrant.
- Applicants with three (3) or more criminal convictions in the past two (2) years, which have a nexus with the applicant's potential tenancy at the Complex.

Income/Employment

Requirements:

- Applicants must have a combined gross income of three (3) times the monthly rent.
- If employed, all applicants are to provide the most recent pay stubs covering a two (2) month period.
- If employment is to begin work within 30 days of the application date, the applicant must provide a "letter of intent" to hire from the employer with the stated salary and expected beginning date.
- If self-employed, such applicants must provide the previous three (3) month's bank statements/the previous year's income tax return, or a certified profit and loss statement within 30 days of the application date.
- Verifiable proof of income is required for each source of income listed. We will accept all legal, verifiable sources of income paid directly to the applicant. These sources include, but are not limited to retirement, spousal support, social security, pensions, grants, financial aid, child support, disability, GI benefits, trust funds, or any other legal verifiable source of income.
- Applicants with no previous income history will be required to obtain a qualified guarantor.

Deniable Factors:

- Lack of proof of income or falsification of income information.

Screening Deposits Applicants who do not meet specific rental or credit qualification requirements will be subject to an additional deposit of $200 or obtain a qualified guarantor.

Guarantors A guarantor will be accepted for applicants who do not meet the required rent-to-income ratio or who fail to meet the rental history standard.

Requirements:

- Only one (1) Guarantor per home.
- Guarantors must have a gross monthly income of five (5) times the monthly rent.
- Guarantors must meet all other qualifying criteria identified in this screening policy.
- The guarantor will be asked to sign a Guaranty Agreement at the time of lease execution. Such an agreement must be executed in person or notarized.

Deniable Factors:

- Does not meet the required rent-to-income ratio or fails to provide verifiable income.
- Does not qualify based on credit screening results.

If you have further questions, please ask to see a complete copy of our Resident Selection Policy. All applications are processed by Rental History Reports. Please direct all inquiries regarding your file to the following address:

Rental History Reports
7900 West 78th Street, Suite 400
Edina, MN 55439
Telephone (952) 545-3953 | (888) 389-4023
www.RentalHistoryReports.com

I have read and understood the entire resident screening policy of this community.

_____ _____

Applicant Signature Date

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