



Rental Criteria

Hillpointe Property Management LLC is committed to equal housing, and we fully comply with the Federal Fair Housing Act (FFHA). We also comply with all state and local fair housing laws. We offer application forms to everyone who requests one. Everyone 18 years of age and older, that will be residing in the apartment must complete an application and pay the applicable application and administrative fees. The application approval process is based on four (4) factors:

- Credit History
- Criminal Background
- Occupancy / Rental History
- Employment / Income Verification

Welcome to our community. Before you apply to rent an apartment, please take the time to review our rental criteria. Applications for apartments will be accepted on a first come, first-serve basis. A rental application must be complete, accurate, and verifiable on all non-dependent occupants 18 years or older that will occupy the apartment. Complete refers to all proof of income and valid, government issued photo ID's submitted upon completion of the application. Incomplete, inaccurate, or falsified information on the application will be grounds for denial. All application and administration fees must be paid before an application is processed. A non-refundable application fee must be paid for each applicant. Multiple Applicants/Residents must jointly qualify for the home, each is fully responsible for the entire rental payment, and each must execute the Lease Agreement and its supporting documents.

Age: All lease-holding Applicants must be at least 18 years old. A copy of a valid State or Federal Government issued identification card for each applicant must be provided.

Income: Pre-tax, total income for all applicants in an apartment must be at least three (3x) times the monthly base rent and verifiable from an unbiased source. *Proof of income that includes consistent overtime and/or commission-based pay will be considered by management and could be included in the mandatory gross income requirement. Acceptable proof of income includes but is not limited to:

1. Pay stubs from employer or payroll company that can be verified for authenticity.
2. Job offer letter and income verified by employer.

In the event of self-employment, the applicant(s) must provide proof of income via tax returns or an accountant's certification of income for the past two years. If an applicant has no current employment, one or more of the following conditions must be met:

1. Consistent bank statements reflecting a balance equivalent to three (3x) times the rental obligation for the entire lease term.
2. Proof of trust fund income, retirement funds, and/or any liquidated assets.
3. Proof of social security, retirement, unemployment, or disability income.

Employment transfers or relocations must have correspondence showing an accepted job offer. The income will only be considered if the legal source of income can be verified. If employed by companies such as Door Dash, Uber, etc., a statement of earnings from the company must be used as proof of income in addition to bank statements that show consistent deposits from the employer. In some cases, you may be asked to provide paystubs from your previous employer to establish a consistent employment history. All income documents will be verified.

A Guarantor, either human or bond service, may be applied if the applicant fails to meet either the income or credit requirements. Any Guarantor can apply to fill the gaps of a desired approval, deposit, or fee resulting from an applicant's credit or income ratio to criteria, subject to all the standard application requirements, credit standing, or monthly income of three times (3x) the monthly rent. Verifiable income from all guarantors will be required.

Occupancy History: Hillpointe will review each applicant's rental and occupancy history, including prior evictions, unpaid landlord debt, lease violations, skips, and the accuracy of information provided in the application.



Credit History: Hillpointe will obtain and review a consumer credit report for each applicant age 18 and older and consider overall creditworthiness, including payment history, outstanding obligations, collections, charge-offs, repossessions, foreclosures, current delinquencies, bankruptcies, and rental-related debt. Hillpointe evaluates credit history on an individualized basis and may consider the age, severity, and resolution of adverse credit information, together with any mitigating circumstances. Hillpointe applies all screening criteria in accordance with applicable federal, state, and local laws.

Criminal Background: Hillpointe conducts a criminal background screening for each applicant age 18 and older and reviews criminal history on an individualized basis, considering the nature, severity, and recency of any criminal conduct, as well as all relevant circumstances. In its review, Hillpointe may consider convictions involving violence, threats to the safety of others, significant property damage, fraud, or other conduct that may present a legitimate risk to persons or property. Hillpointe applies all screening criteria in accordance with applicable federal, state, and local laws.

International Applicants: International applicants who do not have a Social Security Number may be asked to provide an Individual Taxpayer Identification Number (ITIN), if available, and complete a supplemental rental application. Applicants may also be required to provide an emergency contact, documentation verifying lawful immigration status, and documentation demonstrating authorization to remain in the United States for the duration of the lease term. Hillpointe's review is based on immigration status and eligibility to reside in the United States and is conducted in accordance with applicable federal, state, and local laws.

Occupancy Standards: Occupancy is limited to a maximum of two (2) people per bedroom, plus one (1) additional occupant. Children twelve (12) months of age and younger are not counted toward the total occupancy.

Pets: A maximum of four (4) pets per apartment home is permitted. There are no breed or weight restrictions. All lease-holding residents are required to complete and maintain an approved profile with PetScreening, regardless of pet ownership. Residents with pets must provide all required pet information and documentation through the PetScreening process. Pet fees and monthly pet rent apply and vary by community. Applicants should contact the applicable community or review the community's current fee schedule for specific pet fees and monthly pet rent amounts.

At communities that participate in the PooPrints DNA World Pet Registry, residents with dogs are required to register each dog and complete the required DNA registration prior to or on the scheduled move-in date. All pets must comply with applicable community rules and policies. Residents are responsible for all applicable pet fees, monthly pet rent, registration requirements, and other pet-related charges.

If the application is approved to remove the apartment from the market and secure it, the applicant will be required to pay the required security deposit and/or move-in fee and sign the lease agreement within 48 hours. Failure to pay the required security deposit and/or move-in fee within 48 hours may result in the cancellation of your application.

Signing this acknowledgment indicates that you have had an opportunity to review our rental criteria and authorize Pointe Grand Apartments to run criminal history, income, credit, and reference checks as part of the application process and/or as deemed required by management. If you do not meet some of the rental criteria listed above, or if you provide inaccurate or incomplete information, your application may be denied. All application fees are non-refundable.

Hillpointe complies with the Federal Fair Housing Act and applicable state and local fair housing laws. Hillpointe does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal, state, or local fair housing laws. Hillpointe will consider requests for reasonable accommodation or reasonable modification based upon a disability-related need in accordance with applicable law. There may be residents and occupants that have resided in the community prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used.