



Resident Qualifications and Occupancy Standards

- 1. Income Requirements:** Combined total monthly income of all applicant(s) must be a minimum of three (3) times the rental amount. This income must be verified. Applicant(s) who are self employed must provide the previous years' personal tax return. Additionally, the applicant must have verifiable employment history.
- 2. Credit History Requirements:** A credit report is obtained for every applicant. To qualify for occupancy, an applicant must have a history of positive credit. Derogatory information obtained from credit reporting agencies may cause the application to be denied.
- 3. Criminal History Requirements:** A criminal history is obtained for every applicant. Derogatory information obtained from criminal history reporting agencies may cause your application to be denied. Any felony charges automatically disqualify an individual's application.
- 4. Residential History Requirements:** To qualify for occupancy an applicant must have a verifiable positive record of prior residency.
- 5. Occupancy Standards:** Occupancy standards for leasing an apartment at Riverhorse Ranch are two (2) people per bedroom. This is the maximum number of occupants allowed with the exception that children under the age of two (2) years are not counted. If applicant(s) has a child under the age of two (2) years at the time of move-in and has the maximum number of people per bedroom, they will be required to upgrade to meet the occupancy standards after the original lease expires. Exceptions are possible for unusually large apartment homes with a den, study or loft.

Guarantors: Persons who do not meet the above criteria may qualify if they have a qualified guarantor. The guarantor must meet all criteria with the exception of income, which must be four (4) times the amount of the rental rate of the desired apartment home. If there is more than one guarantor, all guarantors must meet these criteria.

Application Deposits and Fees: An application fee in the amount of \$30 is required of all individual applicants. The application fee for joint applicants is \$40 for both parties.

The application deposit is \$75 for a one bedroom apartment home, with \$75 non refundable as an administrative fee.

The application deposit is \$125 for a two bedroom apartment home, with \$75 non-refundable as an administrative fee.

The application deposit is \$225 for a three bedroom apartment home, with \$75 non-refundable as an administrative fee.

* Deposits and fees are subject to policies set forth in the application agreement.

Riverhorse Ranch Apartments



Pet Policies

- 1. Pet deposit is \$200.00 per animal. You will also be required to pay a onetime non-refundable pet fee of \$200.00 per apartment.
- 2. A pet agreement must be on file
- 3. A pet interview may be required.
- 4. Puppies (less than one (1) year old) are not allowed.
- 5. There is a limit of three pets per home.
- 6. The following breeds, including any mix of these are not accepted: Doberman, Rottweiler, Pit-bull, German Shepherd, Boxer and Chow. You may be required to provide a letter from your Veterinarian verifying the breed of your dog.

Other

Please submit the application deposit and application fees in separate checks.

**We comply with all Federal Fair Housing Laws.*

I, the undersigned, have read the above application and rental requirements and understand the information within.

Applicant(s) Signature: _____ Date: _____

_____ Date: _____

Owner's Representative Signature: _____

Date: _____





Privacy Policy for Personal Information
Of Rental Applicants and Residents

We are dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

How information is collected. You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

How and when information is used. We may use this information in the process of verifying statements made on your rental application, such as your rental, credit, and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future.

How the information is protected and who has access. In our company, only authorized persons have access to your Social Security or other governmental identification numbers. We keep all documents containing this information in a secure area accessible only by authorized persons. We limit access to electronic versions of the information to authorized persons only.

How information is disposed of. After we no longer need your Social Security or other government identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized persons will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

Locator services: If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees-even though they may initially process rental applications and fill out lease forms. You should require any locator service you use to furnish their privacy policies as well.

Thanks,
Management

Belco Equities
(name of our owner or management company)

Riverhorse Ranch Apartments
(name of apartment company)

X _____

X _____

Commentary: To protect consumers against identity theft, Texas law requires that you adopt a privacy and confidentiality policy for Social Security numbers and make the policy available to all rental applicants from whom you require a Social Security number. The policy must include: how the information is collected, how and when it is used, how it is protected, who has access to the information, and how the information is disposed of. The TAA model privacy policy meets those requirements. The law requires any provider of "goods or services" who requires a Social Security number from an applicant to provide the applicant with the privacy policy upon request. A lease is generally considered a "service" so all rental property owners must comply. The State of Texas can seek a fine of up to \$500 a month for failure to provide the policy.