

# **Greystone Properties, LLC.**

## **STATEMENT OF RENTAL POLICY**

- EQUAL HOUSING OPPORTUNITY:** Greystone Properties, LLC. adheres to the Fair Housing Act and as such does not discriminate on the basis of race, color, religion, sex, familial status, national origin, or handicap in connection with the rental housing.
- TOURING OF THE COMMUNITY:** All Prospects must present a valid drivers license or other legal photo identification prior to touring the community.
- AVAILABILITY:** Applications for apartment homes will be subject to availability of apartment type requested. Greystone Properties makes no guarantee of availability.
- RENTAL APPLICATIONS:** Leaseholder Applicants must be at least eighteen years of age. A rental application must be completed by each applicant eighteen years or older. Any omissions or inaccurate information may result in the denial of an application or termination of a lease. Applicants must provide 2 forms of ID (or more as may be required based on the state of residence), one of which must be a valid photo ID such as driver's license, military identification card, or other ID cards issued by the state or local government.
- HOUSING CRITERIA:** Applications will be accepted or declined based on applicant's income and/or histories involving credit, rentals, mortgage, and criminal background checks.
- Verifiable gross income must be a minimum of 3.5 times the amount of the monthly rent for the duration of the lease term. Non-taxable income may be figured 25% higher. Other income such as certificates of deposits, stocks, child support, etc. maybe accepted as income with written valid documentation.
- Applicants must give written permission for the release of information to Greystone Properties, LLC. for any necessary credit checks, employment verification, rental or mortgage information, financial information and any necessary investigation of criminal records. It shall be the applicant's responsibility to provide necessary information that allows us to contact these sources of the applicant's history.
- CRIMINAL HISTORY:** Subject to certain limitations, Greystone Properties does not generally permit as Residents or Occupants anyone with a felony conviction, terrorist related conviction, anyone who has been sentenced to incarceration of 1(one) or more years, or anyone who has received probation of 3 (three) or more years. In addition, Greystone does not generally permit as Residents or Occupants anyone with misdemeanor convictions for any sexually related crimes, two or more drug related misdemeanor convictions, or any that would indicate a potential threat to Residents or property. Greystone Properties will not accept as Residents anyone currently on parole. \*A more detailed statement of the Greystone Properties criminal policy is available upon request.
- ADMINISTRATIVE FEE:** A non-refundable administrative fee must be paid prior to processing any housing application.
- NAMES ON LEASE:** All persons occupying the apartment as Leaseholder or Occupant must be listed on the application and named in the Lease Agreement.

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- OCCUPANCY:** Based on Fair Housing Guidelines, no more than two persons per one bedroom apartment related or unrelated. No more than four persons related or three unrelated in a two bedroom apartment. No more than six persons related or three unrelated in a three bedroom apartment. All occupants must be listed on the housing application. Occupants under the age of twelve months at the time of lease or lease renewal will not be counted in the maximum occupancy guidelines.
- VEHICLES:** Two vehicles per apartment home may be allowed in Resident Parking. Parking is not assigned nor guaranteed unless otherwise indicated by Management. Any additional vehicles must be approved by management and must park in spaces designated by management. Boats, trailers, commercial vans, campers, or other recreational vehicles are not permitted without written consent of Management. Inoperable or unsightly vehicles are not permitted on property.
- PETS:** Pets are prohibited without the written consent of management. Consent may be given based on the size, weight, and number of pets and payment of non-refundable pet fees per pet with a maximum of two pets per apartment home. Management has the right to withhold consent for any reason at any time.
- RENTERS INSURANCE:** Management shall not be liable for damage to Resident's, Occupant's or Guest of Resident's personal property of any type for any reason. We strongly recommend that the Resident obtain renters insurance.
- NO REPRESENTATION OF PROVIDING SECURITY:** We do not provide security patrols or security staff intended to detect, deter, report or prevent crimes or deal with other emergency situations. The existence, presence or absence of limited access gates, fences, alarm or intrusion systems, monitoring devices, smoke detectors or any similar devices or any monitoring personnel does not create a duty on the part of the owner or management to provide security or protection for health, safety, or welfare of the Resident, Resident's family, Occupants, and/or Guests.