



## ***RENTAL QUALIFICATIONS***

- \$ 50 non-refundable application fee must be paid for **each** applicant
- Applicants must be at least 18 years of age
- Submit completed application online; all applicants/occupants must be listed on application
- Submit paystubs and a photo ID
- Credit, criminal and eviction background check will be ran on each applicant. Credit Score of **650** or higher and favorable background check (see our criminal policy for details.)
- RENTAL HISTORY:
  - Rental verification of past year of residency.
  - No more than (2) late payments in 12 months or (2) returned checks
- RENT/EARNINGS RATIO:
  - Two (2) paystubs or W-2 to show **gross** salary to be equivalent to, or greater than, three (3) times the rent
  - Self-employed must provide tax statement or 1099 from the previous year.
  - Other forms of guaranteed income (student scholarships/grants, social security benefits, court-ordered alimony or child support, etc.) may be accepted. Temporary wages will not be accepted.
- Security deposit required after approved application; security deposits are equal to one (1) month's rent
- PETS:
  - Dogs and cats are allowed with a weight limit of 55lbs (certain breed restrictions apply)
  - Two (2) pet maximum. A non-refundable pet fee of \$300 is required for the 1st pet and \$150 for additional pet. \$25 pet rent will be added to the monthly rent per pet.
  - ESA and service animals are not considered pets. Please provide documentation letter for ESA with application.
- Eastbrook and Village Green Apartments support the Fair Housing Act as amended prohibiting discrimination in housing based on race, color, religion, sex, national origin, disability or familial status. We also adhere to the Federal Fair Housing Laws and cannot make exceptions to any of our rental qualifications.

Reasons for not approving an application may include, but are not limited to: Insufficient income, unpaid judgements, eviction, outstanding rental or utility debt, unfavorable rental history or criminal convictions, and falsification of application information.

# *Eastbrook & Village Green*

## APARTMENTS

*The Best Value in Greenville*

At Eastbrook and Village Green Apartments, we are committed to providing a safe and inclusive community while adhering to the guidelines established by the U.S. Department of Housing and Urban Development (HUD). This policy ensures fair treatment for all applicants and residents while addressing criminal activity responsibly.

### **Guidelines for Applicants**

#### **1. Criminal Background Check**

- A criminal background check will be conducted for all adult applicants and occupants (18 years or older).

#### **2. HUD- Compliant Screening**

- We do not deny housing based solely on arrests without convictions.
- Denials will be based on convictions for specific criminal activities that pose a direct threat to the health, safety, or property of others.

#### **3. Disqualifying Offenses**

Applications will be denied for:

- Convictions for violent crimes, property crimes, sexual offenses, or serious drug related charges within the past 10 years. Applicants with a conviction older than 10 years may be considered for approval, provided they have maintained a clean record since the conviction. Any subsequent criminal offenses or patterns of behavior may result in denial regardless of the time elapsed since the original offense.
- Being listed on a lifetime sex offender registry.

#### **4. Case by Case Review**

- Each applicant will be evaluated individually, considering factors such as the nature of the offense, time elapsed since conviction, evidence of rehabilitation, and the applicant's overall rental history.

#### **5. Full Disclosure**

- Applicants are encouraged to disclose relevant criminal history during the application process. Failure to provide accurate information may result in denial.

### **Guidelines for criminal activity while residing**

#### **1. Prohibited Activities**

- Residents, occupants, and guests are prohibited from engaging in criminal behavior that endangers the health, safety, or property of others, including but not limited to:
  - Violent crimes including assault, battery, or domestic violence.
  - Drug-related criminal activity including possession, manufacturing, or distributing illegal substances.
  - Sexual offenses or inclusion on a sex offender registry.
  - Property crimes such as burglary, theft, arson, or vandalism.
  - Possession of illegal firearms, explosives, or other prohibited weapons.

#### **2. Reporting and Cooperation**

- Residents must report criminal activity or unsafe behavior to management or law enforcement promptly.

#### **3. Eviction Procedures**

- Residents involved in criminal activity may face lease termination.
- Management will comply with all local, state, and federal eviction laws including providing proper notice and allowing due process.

**\*\*Residents agree to comply with this policy, HUD regulations, and applicable laws. They also accept responsibility for the behavior of all occupants, guests, and visitors. This policy aims to ensure a safe, fair, and a respectful community for all residents\*\***