

Summary Selection Criteria

Wildflower Terrace

Credit History:

A complete credit/criminal check will be conducted for each adult applicant who is 18 and over. Anyone with a bankruptcy or repossession may be required to post an additional deposit in order to be approved. No applicant who has a long-term outstanding balance at another apartment community (more than 30 days) will be approved. All outstanding balances to other apartment communities or utility companies must be settled prior to receiving application approval. Notification for denial of an application will be provided in writing within 7 business days after submission.

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| 1. Bankruptcy | Decline if less than <u>3 years old</u> . |
| 2. Court Judgment | Decline if less than <u>3 years old</u> . |
| 3. Tax Lien | Decline if over <u>\$5,000</u> and less than <u>3 years old</u> . |
| 4. Foreclosure | Decline if over <u>\$100,000</u> and less than <u>1 year old</u> . |
| 5. Repossession | Decline if over <u>\$3,000</u> and less than <u>3 years old</u> . |
| 6. Collections | Decline if the number of collections is <u>over 3</u> .
Decline if over <u>\$1,500</u> and less than <u>1 year old</u> . |
| 7. Past Due Accounts | Decline if over <u>40% or more of total accounts</u>
<u>are past due excluding medical accounts</u> . |

The Enterprise Income Verification (EIV System) along with other screening activities will be utilized to determine Income, Rental History and Employment History.

Rental History:

All occupants 18 and over are leaseholders and are required to sign the Lease Agreement. They must have satisfactory, verifiable, rental history or mortgage history defined as, no prior evictions, late payments, disturbing the rights and comforts of other residents, poor housekeeping, NSF check history, unauthorized occupants, property damage, or failure to adhere to the policies and regulations of the community or management company. At least 1 year satisfactory rental/mortgage history is required (not applicable to first-time renters).

Rental History must reflect a prompt payment record (i.e. apartment community or Mortgage Company) A prompt payment record is defined as no more than three (3) late payments within a one (1) year period. Any unpaid sums will result in denial of the application.

Applicants will be disqualified for a history of damages and/or lease violations. Any damages and/or lease violations that are directly related to protections under the Violence Against Women Act (VAWA) will not result in a denial of the application.

Applicants who have negative rental history at any community owned and managed by DMA Properties will be denied. Negative Rental History is defined as those who have been evicted, left/skipped without notice, asked to move by management, owed money for rent and/or damages or non-renewed.

A household will be disqualified if any household member(s) has been evicted in the last three (3) years from a federally assisted housing for drug-related criminal activity. The owner **may**, but is not required to consider two (2) exceptions to this provision:

- (1) The evicted household member has successfully completed an approved, supervised drug rehabilitation program; or
- (2) The circumstances leading to the eviction no longer exist (i.e. the household member no longer resides with the applicant household).

The owner will utilize the Enterprise Income Verification (EIV System) Existing Tenant Search to search for applicants who may be receiving rental assistance at another location.

Criminal History:

A criminal history will be completed on each applicant or occupant age 18 or older. Applicants who have been convicted of any type of felony offense or any level offense involving sex crime, assault, weapons, arson & theft, or drug manufacture & distribution that has not yet been resolved or that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pre-trial diversion will not be accepted. For offenses other than felonies, offenses with conviction dates older than 10 years will not be grounds for rejection, except for any level of sex crime. Repeated disturbances related to circumstances protected under VAWA are not considered.

- ❖ Applicant(s) must not have a criminal history that reflects any prior felony convictions or deferred adjudication for felony offenses **within the last ten** (10) years.
- ❖ **Any applicant with more than 2 felony convictions will be denied regardless of time frame.**
- ❖ Applicants must not have a criminal history that reflects misdemeanor convictions or deferred adjudication involving violent crimes against persons, crimes against property, or for drug related or prostitution related offenses **within the last seven (7) years**.
- ❖ Applicants must not be subject to a lifetime registration requirement pursuant to Chapter 62 of the Texas Code of Criminal Procedure or any other state's sex offender registration program.
- ❖ Applicants or any household member must not have any member currently engaged in illegal use of drugs or for which the owner has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.
- ❖ There should be no reasonable cause to believe that an Applicant or any household member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents.

The following criminal convictions will be permanently denied/excluded:

- ❖ Capital Murder or Murder/Manslaughter
- ❖ Rape, Sexual Assault or Crimes of a Sexual Nature
- ❖ Kidnapping
- ❖ Arson
- ❖ Felony Manufacture of Methamphetamines

** Note: This requirement does not constitute a guarantee or representation that resident or occupants residing at this apartment community have not been convicted of above mention criminal activity or are not subject to deferred adjudication for above mentioned criminal activity.