

# ARBORS OF BOERNE

216 Ivy Lane  
Boerne, Texas 78006

## **LEASE APPLICATION CRITERIA AND STATEMENT OF RENTAL POLICY**

### **FAIR HOUSING**

Arbor Properties complies with Federal and Local Fair Housing Law. We do not discriminate on the basis of race, color, sex, financial status, sexual orientation, age, student status, disability, religion or natural origin.

### **APARTMENT AVAILABILITY**

Any vacant or soon to be vacant apartment is leased on a first come first served basis.

### **OCCUPANCY**

A maximum of two persons are permitted per bedroom. However, a child twenty-four (24) months of age or younger will not be considered a person under the two (2) persons per bedroom occupancy requirements. If a child occupying an apartment reaches the age of twenty-four (24) months of age during the lease term, the tenants in that apartment will be permitted to complete their current lease term, but will be required to relocate to a larger apartment or vacate that apartment at the end of their lease term.

### **APPLICATIONS**

A rental application must be completed by each applicant and each occupant over eighteen (18) years of age.

### **CRIMINAL HISTORY**

Felonies or pending charges that could result in a felony conviction, automatically deny an individuals application. The management does not lease to any known felons, however, we cannot represent or warrant that there are no felons residing on property due to the limited accessibility of obtaining such information.

Residents and occupants must meet the criminal history criteria.

### **INCOME / FINANCIAL HISTORY**

1. Monthly income should exceed three (3) times the monthly rental rate of the unit desired. All residents' incomes when taken together should meet this requirement.
2. If income can not be verified by employer, resident must provide additional sources of verifiable income that meets property requirements. i.e. retirement, social security, tax returns.
3. Bank statements are acceptable if the monthly average balance for the last six months equals to the sum of rent due for the first six months of the leased unit. For example, if you have applied to lease an apartment renting for \$300.00 per month, the average balance in your bank account for each of the last six months should be \$1,800 (\$300 x 6)