

Arrowhead Park

605 Masterson Pass

Austin TX 78753

512-437-5500 phone

512-437-5506 fax

Resident Qualifications and Occupancy Standards

1. **Income Requirements:** Combined total monthly income of all applicant(s) must be a minimum of 2.5 times the rental amount. If participating in the Section 8 Program the applicant(s) income must be a minimum of 2.5 times their rental portion. The household's income must not exceed the HTC maximum allowable income guidelines. All income and assets must be reported, verified, documented, and dated within 120 days prior to move-in. Applicant(s) who are self employed must provide the previous year's 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. A felony conviction automatically disqualifies 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 Arrowhead Park 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 \$16.00 is required of all individual applicants.

The application deposit is \$99.00

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

Except for service animals, pets are not allowed.

Other

Please submit the application deposit and application fees in separate money orders or cashiers 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: _____

