

**STATEMENT OF RENTAL POLICY**

Austin Rentals and all its affiliates and related entities provide Equal Housing Opportunity without regard to race, color, religion, sex, familial status, handicap, or national origin, and are committed to following federal and state fair housing practices.

1. AVAILABILITY. We will inform all prospective residents of all available apartments within their preferred price range, floor plan and amenities. "Availability" can change at any time based on notices given to and received by our office, status of previously submitted applications, and estimated time to complete turnkey repairs.
2. CREDIT STANDARDS. Applicants are required to complete and sign all paperwork and to pay a non-refundable \$25 cash or money order application fee prior to our beginning review of the application. We consider information contained in the credit report, verifiable income and employment data, and referrals from current and recent landlords. Applicants must have no collections by landlords, must have few other collection judgments, slow pays and no pays, must not have filed bankruptcy recently, must earn total monthly income equal to three to four times rent, must have a favorable landlord recommendation, and must tell the complete truth in all aspects of the application.
3. APPROVAL. If an application is approved, we will notify you at the phone number you provide. You then will have one business day to bring the deposit to our office in cash or money order and sign the Deposit Agreement if you have not done so already. This is your promise to take the apartment and sign a lease and our promise to hold this particular apartment for you and not to rent it to someone else. Failure to pay the deposit and sign the Deposit Agreement and Lease Agreement on time could result in loss of the apartment and forfeiture of all moneys paid.
4. DENIAL. We will notify you of a denied application at the phone number you provide and by letter. We will also notify you if there is anything you can do to make your application more likely to be favorably considered, such as extra deposit, extra rent, co-signor, etc.
5. RENTAL PAYMENTS, LATE FEES. Rent is due on the first (1<sup>st</sup>) day of each calendar month in advance. Late fees/charges begin on the sixth (6<sup>th</sup>) day of each month. Late charges are the lesser of 10 percent of the balance due or \$20 plus \$2 per day. Acceptance of late rent does not obligate us to accept late rent ever again. Late rent may be accepted with reservation, which means we reserve our rights to continue with an unlawful detainer process.
6. OCCUPANCY. We allow up to two (2) people per bedroom. Any excess is a violation of the lease.
7. ROOMMATES. Unmarried or unrelated roommates will each be fully responsible for all obligations under the lease, including but not limited to rental payments, damages, and care and use of the apartment. Each roommate's full responsibility continues even if the other roommate vacates the apartment.
8. PARKING. You and all your guests must park only in paved areas designated for your apartment. We have the unrestricted right but no obligation to regulate the types of vehicles parked on our property. Parking on grass or in front of mailboxes and trash can pickup sites is prohibited, as is parking in other residents' designated areas.
9. WATERBEDS, RENTER'S INSURANCE. Waterbeds are allowed. Residents are responsible for all damages caused thereby, whether their fault or not. Renter's insurance is recommended. We are not responsible for and do not insure your personal property, no matter how damaged.
10. PETS. Pets are strictly prohibited for any amount of time unless we grant prior written approval and you sign a Pet Agreement and pay the required deposits and fees.
11. SECURITY. We do not provide security or regulate or referee personal disputes. Call the police or fire department as needed.

Lessee \_\_\_\_\_ Date \_\_\_\_\_

Lessee \_\_\_\_\_ Date \_\_\_\_\_