Rental Criteria

Thank you for your interest in Baytowne Apartments as your new apartment home. As you look through the information, you will find the answers to some of the most frequently asked questions about qualifying criteria at Baytowne Apartments.

OCCUPANCY STANDARD:

- The maximum occupancy standards are listed below.

MAXIMUM OCCUPANCY STANDARDS
1 Bedroom – 2 heartbeats
2 Bedroom – 4 heartbeats
Townhomes – 5 heartbeats

AGE REQUIREMENTS:

- Lease holder(s) must be 18 years of age or older.
- All applicants 18 years of age and older are required to fill out an application for approval.

IDENTIFICATION REQUIREMENTS:

- All applicants must provide a valid Social Security Number. Applicants without a social security number are required to submit a Valid Government Issued Photo ID for verification.

INCOME REQUIREMENTS:

- All Lease Holder(s) must have a rent to income ratio of less than 30% to qualify.
- Prior to approval, all employment and income must be verified by opting one of the following:
  - Copies of the last 2 consecutive payroll check stubs
  - Previous year W-2 or 1099
  - I-20 Form (Certificate of Eligibility), Grant and/or Scholarships
  - Proof of court ordered child and/or spousal support payments
  - Proof of social security income or disability
  - Proof of retirement or trust fund income
  - Current offer letter for income/employment verification on company letterhead
  - Statement of Verification on company letterhead
  - Verbal verification by supervisor or HR department

GUARANTORS

- If a guarantor is required, the rent to income ratio must be 17% or less.
- Guarantors must fill out an application and will be subject to application fees, rental/mortgage verification, credit and criminal background checks.
- Guarantors must complete and sign a Guaranty Of Performance Agreement

RESIDENCY:

- Previous 24 month rental history will be reviewed and must exhibit NO derogatory references.
- All debt to an apartment community or landlord must be Paid.
- No evictions are permitted within the last 5 years.

QUALIFIER SCORING MODEL USING CONSUMER CREDIT INFORMATION

Decline	Conditional	Accept
44 & below	45-49	50 & above

- Debts to Utility Companies (water, gas and electric) must be Paid.
- International applicants must present a valid Visa in lieu of credit report.
- If your application is denied or is accepted with conditions, Baytowne Apartments will provide the name, address and phone number of the consumer reporting agency which provided your credit report.
- No Open Bankruptcies within the last 2 years.

CRIMINAL HISTORY:

- Forcible Felony convictions within the last 2 Years will result in a denial of the rental application.

APPLICATION FEE:

- A $55.00 non-refundable fee is required per application.

SECURITY DEPOSIT:

- A refundable deposit equaling $800.00 is due at the time of an approved application in order to hold an apartment off the market once it is available.

PET SCREENING:

- Baytowne Apartments uses a third-party pet application service called PET SCREENING. **ALL Applicants must complete a Pet/No-Pet Profile.** Applicants without pets must complete an online affidavit, while pet/animal owners must provide vaccination details and photos of the pet. There is no charge ($0) for a No-Pet Profile and an Assistance Animal Accommodation request, $30 for an Individual Pet Profile and $30 for each additional Pet Profile. Pet Profiles are completed at https://baytowneapartments.petscreening.com

PET REQUIREMENTS:

- Pet Rent is an additional ($20.00) per month per pet that is 35 pounds and under. Dogs over 35 pounds and up to 75 pounds is ($30.00) per month per pet.
- A Non-refundable Pet fee of ($200) will be required for the first pet and ($200) will be required for the second pet.
- There is a 2 pet limit per apartment.
- Pets cannot exceed 75 pounds at full maturity.
- Pets are limited by breed: The following breeds either mixed or full are restricted and will not be accepted:
    - Pit Bulls – *Pit bull Terriers, American Pit Bull Terriers, American Staffordshire Terriers, Bull Terriers, Staffordshire Bull Terriers, or Miniature Bull Terriers, Crossbreed with American Pit Bull Terriers.*
    - Rottweilers
    - Boxers
    - Akita – *Including Japanese and Akita Inu*
    - Alaskan Malamute
    - Bernese – *Including Mountain Dog, Berner Sennenhund and Bernese Cattle Dog*

- Carnary Dogs – *Including Perro de presa Canario*
- Chow Chow
- Dalmatian
- Doberman Pinscher
- German Shepherd
- Husky – *Including American, Eskimo and Greenland*
- Karelian Bear Dog
- Mastiff
- Rhodesian Ridgeback
- Russo-Europoean Laika – *including Russian Laika and Karelian Bear Laika*
- Wolf Hybrids

RENTER'S INSURANCE REQUIREMENT

Baytowne Apartments requires all residents to maintain a renter's insurance policy with a minimum of $100,000 for general liability coverage and list Baytowne Apartments, LLC, as an "additional insured".

By signing below, I agree to the above-mentioned terms and restrictions:

Signature of Applicant _____Date: _____

Signature of Applicant _____Date: _____