

# STONEHAVEN APARTMENT HOMES

## Resident Selection Policy

*We do business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.*

**Income:** Must have verifiable one-year consecutive monthly income of at least two and one-half times the tenant paid portion of the rental rate. If the tenant paid portion is zero, minimum income of \$2,500 annually is required. Must verify income of all occupants 18 years of age and over and verifications must be within 120-days of move in date. Changes in verifications may disqualify a household prior to move in. Income may not exceed maximum income guidelines, determined by the state given percentages of median incomes, which are based on the number of occupants in household. All apartments are income restricted.

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**Rental History:** Must have verifiable minimum one-year rental history in good standing (all addresses revealed during processing will be researched). No history of eviction, landlord claims or balances will be accepted. If immediate past home was foreclosed, occupancy is denied.

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**Credit History:** Must have credit history in good standing. Resident must have two current verifiable trade references. Under all circumstances, residents with eviction history, landlord balances, utility collections (electric) or unpaid returned checks will be denied occupancy. All addresses revealed during the processing will be researched. A higher deposit may be accepted for those not meeting credit standards.

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**Criminal History:** Any felony convictions or misdemeanors for theft of property, violence, drug violations, injury to persons, damage to persons, damage to property, sexual offenses, even if currently serving deferred adjudication, convicted or case pending.

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**Pets:** We always permit animals trained to assist blind, deaf, or other disabled individuals, they are exempt from paying a deposit for such. We will allow up to two pets per apartment. Each pet must not exceed 25 pounds when fully grown. A pet deposit of \$300 for one pet or \$500 for two pets is required. Pet deposit must be received in advance. Pets must be house broken. Vaccinations must be current. Certain breeds are restricted.

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**Other Policies:** No more than two persons per bedroom. No household can consist of all full-time students unless you meet the exemptions by the tax credit program. Non-refundable application fee of \$35.00 per individual over the age of 18 must be paid. All individuals over the age of 18 must complete a rental application. Security deposits vary by floor plan. Based on the criteria you could be required to pay up to one-month rent in addition to the standard security deposit. **Cancellation after 72 hours or after application approval will result in forfeiture of the deposit monies.**

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<b>Rents:</b>	One Bedroom \$625.00	Two Bedroom \$748.00	Three Bedroom \$863.00
<b>Deposits:</b>	One Bedroom \$150.00	Two Bedroom \$250.00	Three Bedroom \$300.00

Rates are determined by Texas Department of Housing and are subject to change.