

### Fair Housing Minimum Standards

- Each applicant who is over the age of 18 must submit a separate application. The Application fee applies to each applicant. Application fee is non-refundable. After an application is approved, we go on a first-come-first-served basis. If applicant is approved, but fails to secure the property, applicant will remain approved in our system for any other property that becomes available for one full year.
- All applicants must submit to a criminal background check. No felony charges or convictions allowed. We MAY allow for RARE exceptions to be determined on a case by case basis, e.g. if more than 10 years have passed without a charge, etc.
- All applicants must have a minimum credit score of 630 and no more than two accounts to be in collections (now or in the past), with a maximum of \$1000 in collections. We MAY allow for RARE exceptions to be determined on a case by case basis, e.g. if debt comes with a reasonable explanation and all other factors are in favor of the applicant.
- No one will be allowed to tour the premises until applicant's application has been approved.
- A \$250 pet fee applies for each pet that is allowed on the premises.
- All properties are smoke and drug free.
- Sterling Property Management, LLC follows all HUD guidelines, and treats every applicant equally.