QUALIFICATION STANDARDS
For Prospective Residents

Fair Housing

AvalonBay complies with the Federal Fair Housing Act. AvalonBay does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

Applications

- Each person that will occupy the apartment who is 18 years old or older must complete an application and sign the lease.
- Applications are to be completed in full.
- Applications containing untrue, incorrect or misleading information will be declined. Each applicant is evaluated based on a number of factors, including credit, available rental payment history and ratio of rent to income.
- Emancipated minors presenting court appointed documentation are eligible to qualify if they meet the qualifying criteria.
- All quick move-ins and applicants who receive a screening decision of Approved with Conditions must pay all move-in fees and the first month's rent with certified funds (cashier's check or money orders only) directly to the community.
- All applicants that receive an address or SSN alert when screened will be required to provide documentation to clear the alert.
- Harassing conduct by the applicant toward Management staff or during the application process may result in a declined application.
- Conduct at any prior AvalonBay Communities apartment that resulted in compliance or termination notices served on an applicant that may not have resulted in an eviction, or being asked or required to leave any property owned or managed by AvalonBay Communities may result in a declined application.
- ***If an applicant or co-applicant requests additional time to seek out a language interpretation or translation or if the applicant needs a reasonable accommodation the request will be granted.***

Credit History

- *Minimum credit scores are required by community and may change from time to time. Current minimum scores are available through the community.*
- *Credit reports, which may include an investigative consumer report, will be run on each applicant and will be considered in the overall credit worthiness of the application. Unsatisfactory credit history can disqualify an applicant from renting an apartment home at this community or result in Approval with Conditions, such as payment of an increased deposit or requirement of a Guarantor. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is declined for poor credit history, the applicant may contact:*

  First Advantage
  P.O. Box 105108 Atlanta, GA 30348
  By Phone: (888) 517-8324
- *An applicant declined for unsatisfactory credit may obtain a copy of the credit report from the credit reporting agency.*
- *Applicants with minimal or no credit may be declined.*
- *AvalonBay does not accept Comprehensive Reusable Screening Reports. If you want to present a previously obtained Comprehensive Reusable Screening Report, please contact the community directly rather than applying online or electronically.*
- *Affordable Housing Connector applicants only: If the community participates in the Affordable Housing Connector program, credit history does not apply.*

Rent/Mortgage Payment History

- Any legal proceedings/judgments/evictions/skips/late payment history may result in a declined application.
- Outstanding rental balances at an AvalonBay Community will result in a declined application.
- *Affordable Housing Connector applicants only: If the community participates in the Affordable Housing Connector program, applicants with landlord debt equal to or greater than $3,000 in the past 36 months will be Declined.*

Employment History

- Employment must be verifiable.

EQUAL HOUSING OPPORTUNITY

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Income Requirements

- Gross monthly household income must be sufficient to cover the rent and other typical household obligations.
- Income must be verifiable.

Identity Verification

- All applicants must have a valid photo ID to apply and must successfully pass an identity verification process to complete the application.
- Driver's license, age of majority card, passport or military ID are accepted IDs. Other state issued photo IDs may be accepted after review.
- IDs are reviewed and documented only. Expired documents are not considered valid.
- All applicants must have a valid photo ID to obtain keys/fobs for move in.

OFAC/Sex Offender Search

As permitted by law, we screen to determine whether an applicant is listed on the Office of Foreign Asset Controls list (OFAC) or is a registered sex offender.

Guarantors

- Guarantors may be required if an applicant is Approved with Conditions.
- Guarantors' gross annual income must be sufficient to cover the annual rent to support their current housing payments and that of the applicant(s).
- Guarantor's primary residence must be in the United States, and they must have a valid Social Security Number.
- Guarantors must meet all other qualification standards listed.

Increased Security Deposits

- Increased security deposits may be permitted in lieu of a Guarantor if an applicant is Approved with Conditions.
- Eligibility for the increased security deposit option will be based upon overall credit worthiness of the application.
- The increased security deposit will be equivalent to one (1) month's rent unless otherwise dictated by law.
- An increased deposit may also be required for residents with pets.
- *Increased deposit payment plans are permitted in the City of Seattle by request.*

Roommates

- Each resident and Guarantor is jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

Affordable Housing Program/Below Market Rent Programs

- Applicants for the Affordable Housing Program/Below Market Rent Program (if applicable at this community) must be qualified based on the governing authority's income classifications. The income ranges are derived from the maximum low/moderate income. Please reference the Affordable Housing Rent/Income Guidelines to determine eligibility. Affordable Housing Program/Below Market Rent Program guidelines supersede these Qualification Standards.

Occupancy Guidelines

- Governed by state, city, and local ordinances. In the absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be a maximum of two (2) residents per bedroom plus one. Residents under the age of 18 months will not be considered in the occupancy guidelines.
- An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 50% of the time.
- Studios have a maximum occupancy of two (2) residents.
- Lofts/dens are not considered bedrooms.

Students

- *Students under 18 years of age may NOT apply as a responsible resident. These occupants must reside with their parents or guardians as responsible residents.*
- *Students will be qualified per the income requirements listed above.*
- *Students may have a maximum of two (2) Guarantors regardless of the number of roommates.*

EQUAL HOUSING OPPORTUNITY