

**S & H REALTY MANAGEMENT, L.L.P.**  
**Acknowledgment of Rental Eligibility Criteria and Occupancy Standards**

It is the policy of S&H Realty Management Company, LLP to offer apartments for rent to the general public without regard to race, color, national origin, sex, religion, familial status or disability. All employees of our company have read, understand and have agreed to comply fully with this policy.

This document states our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various credit and background reporting services used.

**You MUST provide proof of renter’s insurance of at least:  
\$100,000.00 liability coverage**

An unexpired driver’s license or government issued picture I.D. must be presented with your application.

Monthly rent shall not exceed 33% of gross monthly income. We must be able to verify your income.

We must be able to verify that your rental history is satisfactory; that you paid your rent on time and complied with all the terms and conditions of your lease agreement.

In addition to your income, our application scoring procedure considers your employment and rental history, credit, check writing and criminal history.

**Grounds for immediate rejection of an application** regardless of the number of points scored include: falsification of the rental application, prior evictions, and many criminal convictions. Please discuss these with us before filling out the application or paying the application fee.

**Occupancy Standards:** Occupancy guidelines may vary by community in accordance with applicable local, state and federal guidelines. Please ask a community representative to provide the occupancy guidelines for the apartment for which you are applying.

**Pet Policies** The following are breeds not permitted at all properties regardless of weight:

Chow	Pit Bull	Doberman	Mastiff
Keeshond	Dalmatian	Great Dane	American Bulldog
Airedale	Rottweiler	Alaskan Husky	
Staffordshire Terrier	English Sheep Dog	Siberian Husky	

Please request the pet policies that apply specifically to the community you are applying at. We reserve the right to refuse any other dog that we deem inappropriate for apartment community living.

Signing this acknowledgment indicates that you have had the opportunity to review our resident selection criteria. The resident selection criteria may include factors such as criminal history, credit history, current income and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Signature of applicant

Signature of owner’s representative

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Signature of applicant

Date

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