SUMMIT VALLEY APARTMENTS
APPLICATION/REQUIREMENT QUALIFICATIONS

AGE/OCCUPANCY REQUIREMENTS: All applicants must be 18 years or older and fill out an application for residency. Occupancy is limited to two people per bedroom, with the maximum of four people per a two bedroom apartment. Only those persons listed on application may be permitted to reside in the unit.

EMPLOYMENT/INCOME REQUIREMENTS: All applicants must be employed for at least a period of one year at their current employment or work within the same line of work. Employment/Salary verifications must be verified in writing by a payroll or human resource department or by a company officer. In instances where applicant(s) work for tips, bonuses, commissions etc., income must be proven with notarized copies of estimated taxes or income tax returns. All household income is stringently verified including, but not limited too, employment, social security benefits, pensions, annuities, retirement accounts, interest and dividend income, government assistance income, child support and alimony.

One applicant's gross monthly income must exceed 3 times the monthly rent. Two applicant's gross monthly combined incomes must exceed 4 times the monthly rent.

Summit Valley Apartments participates in Section 42 Low Income Housing Tax Credit Program, (LIHTC). The program requires that the apartment be leased to "Qualified Households". Your combined household income can not exceed the income restrictions for your family size at move in.

PHASE 1 & 2 60% Median Income Limits Per Family Size			
1 Person	2 Person	3 Person	4 Person
$30,000	$34,320	$38,580	$42,840

PHASE 3 60% Median Income Limits Per Family Size			
1 Person	2 Person	3 Person	4 Person
$29,580	$33,840	$38,040	$42,240

CREDIT HISTORY: All applicants must have good credit history established in his/her name. A consumer credit report will be completed on all applicants 18 years or older and will be used as part of the determination factor.

RENTAL/MORTGAGE HISTORY: All applicants must have good previous rental/mortgage history established in his/her name. Past rental history includes your history of payment of rent, any failure to cooperate with applicable procedures, any violations of apartment rules, any violations of the lease agreement, any history of disruptive behavior, housekeeping habits, previous evictions and any involvement in any illegal activity, including but not limited too the use or conviction of a controlled substance.

CO-SIGNERS: Can be accepted for applicants who meet most of the requirements but may lack one. However, co-signers are never accepted in lieu of bad credit applications.

ADDITIONAL INFORMATION: All applicants over 18 years of age are required to fill out an application for residency and sign a tenant income certification form at move in. All applicants are required to provide Summit Valley Apartments/Golden Management with a copy of his/her driver's license and copy of verification of his/her social security number. (If the applicant does not have a driver's license a copy of a separate photo ID is

required.) All applicants are required to provide income documentation on all reported household income. Such as but not limited too a most recent payroll voucher, social security documentation, banks records, account statements, income statements, and verification of assets.   All applicants will sign releases authorizing Summit Valley Apartments/Golden Management to verify all household income, procure an investigative consumer credit report, whereby information obtained through personal interviews, third parties verifications such as but not limited too, employers, previous landlords, all credit sources, all income/asset verifications and law enforcement agencies. (A criminal background check is completed on all applicants.)

STUDENTS: A household made up of ONLY FULL TIME STUDENTS may not be eligible to reside in an apartment due to current tax credit guidelines. (See Management for details.)

FALSIFICATIONS: Any person who falsifies information on his/her application will automatically be rejected. Any falsification discovered after application has been approved and moved in will automatically result in cancellation of lease and you will be asked to vacate the premises immediately.

APPLICATION FEES: A $30.00 application fee is required for each adult applicant. A $50.00 application fee is charged to married couples. The application fees are NON REFUNDABLE. The management company has the authority only to approve or disapprove an application for residency and or a co-signer application.

APARTMENT RENTS/DEPOSITS:

1 BR 1Bath	815 Sq. Ft.	Rents for $490.00	Deposit $300.00
2 BR 2 Bath	1133 Sq. Ft.	Rents for $580.00	Deposit $300.00

PET RESTRICTIONS: Cats and dogs are permitted with a $250.00/pet deposit, $150 of which is non-refundable, and monthly pet rent in the amount of $20.00/pet. A maximum of 2 pets/unit are allowed. Dogs/cats must weigh under 25 lbs. at full growth, no aggressive breeds allowed, must be spayed or neutered, up-to-date on all shots & vaccines, and free of fleas and ticks. All other wild or domestic animals are prohibited; such as, rabbits, mice, and snakes.

APARTMENT TRANSFERS: In complex transfers will be considered only due to medical reasons and or a change in family composition in which a larger unit is required. In complex transfers will be determined on availability and the waiting list of the unit desired. A transfer fee in the amount of $100.00 will be due upon approval of transfer and is a fee for the cost of turning the unit. The transfer fee is NON REFUNDABLE and is not considered rent.

Summit Valley Apartments/Golden Management will not discriminate against any person regarding the terms, conditions or privileges for rental of an apartment would otherwise make unavailable or deny that division of service or facilities in connections with their race, color, creed, religion, sex, age, disability, familial status or national origin. We will not discriminate against any particular socio-economic class. Availability of units at the time the application process is completed (i.e.: all third party documents are received and sent for approval) Once approved and deposits are paid, unit selection will be made available.