



Rental Criteria
Revised: 9-19-08

Date: _____

Applicant: _____

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Welcome to Destinations Active Adult Luxury Communities! In order to reside in our community, we require each applicant and occupant to meet certain rental criteria. Before you complete your Lease, we encourage you to review these requirements. Please note that these criteria are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all tenants and occupants currently residing in our community have met these requirements. There may be tenants and occupants that have resided here prior to these requirements going into effect; additionally, our ability to verify whether these requirements are met is limited to the information we receive from various reporting services.

All applicants and occupants must complete a separate application. Married couples may submit one application.

Rental Criteria:

1. Income: Monthly combined income for all tenants and occupants of Destinations apartments must be 1 1/2 times the monthly rental amount and those of Destinations Full Service apartments must be 1 1/4 times the monthly rental amount. Verification can include pay stubs, bank statements, statements from accountants, tax returns etc.
2. Rental History: Applicant must have a minimum of 6 month's satisfactory rental history or proof of home ownership. Satisfactory rental history is defined as no more than 2 late payments or returned checks. In addition, applicant is required to have given adequate notice to vacate and there are no outstanding financial obligations to a current landlord. The previous landlord must state that they would be willing to re-rent to the applicant.
3. Credit History: Applicant's credit history must not have any collection accounts within the last 3 months, bankruptcies within the last 5 years, or judgments within the last 3 months, except medical bills. Landlord/Manager reserves the right to increase the security deposit based on the applicant's credit rating.
4. Occupancy Guidelines: Pursuant to the Fair Housing Act ("FHA") and the Housing for Older Persons Act of 1995 ("HOPA"), Destinations is intended & operated for occupancy by persons 55 years of age or older. A minimum of one person per household must be of 55 years of age or older. HOPA was revised in 1998 to eliminate the requirement that housing designed for persons who are 55 years of age or older provide "significant facilities and services specifically designed to meet the physical or social needs of older persons."

HOPA requires that a facility or community seeking to claim the 55 and older exemption show three factors: (1) that the housing be intended and operated for persons 55 years of age or older; (2) that at least 80 percent of the occupied units be occupied by at least one person who is 55 years of age or older; and (3) the housing facility or community publish and adhere to policies and procedures that demonstrate its intent to qualify for the exemption.

There is no requirement of the same for the remaining 20%, or second occupants. HOPA indicates that communities may set whatever requirements they wish for this 20%, and second occupants, as long as the requirements are consistent with the overall intent of housing for older persons. HUD believes the appropriate use of the 20%, and second occupants, is at the discretion of the owner, and does not intend to impose specific requirements in this area.

Second Occupants: Destinations has determined that second occupants may consist of the following:

- a. 18 – 54 years of age, if
 1. A spouse
 2. An adult child or sibling who is a dependent due to a mental or physical disability *and* the 55 years of age or older resident is the provider.
- b. A roommate 45 years of age or older.

Remaining 20%: Destinations has determined that remaining 20% of households may be occupied by a head of household no less than 45 years of age. Second occupant guidelines above apply.

Note: Tenants must each be completely independent and may not be in the capacity of a caregiver. See below.

Under no circumstances should an occupant be permitted to reside in our community if a full-time, live-in caretaker is required. In the best interest of the tenant, it is our policy to *not* promote an assisted living environment. Additionally, Destinations is *not* a licensed assisted living provider, provides no care or monitoring services, and will not condone a situation where liability is present.

Adherence to FHA and HOPA shall be established by conducting semi-annual demographic studies (January & July). Verification of occupant's age shall be established upon qualifying for rental with proper identification indicating date of birth.

5. Co-Signers: Co-signers may co-sign for the Lease but must submit an application and meet all the rental criteria. Occupancy qualification will be waived as long as the co-signer is not to be an occupant. Co-signers for the sole purpose of meeting financial requirements may submit a Guarantee of Rent form.
6. Water Furniture: Water furniture is permitted, but a renter's insurance policy must be obtained and a copy filed with the management office. The tenant must also execute a Waterbed Agreement along with the Lease.
7. Pets: Landlord/Manager, in its reasonable discretion, reserves the right to approve or deny a tenant's request for a pet and the following shall apply:
 - Applicant must be able to care for the pet.
 - Applicant agrees to pay the non-refundable pet fee and execute a Pet Addendum along with the Lease.

- Each Apartment shall not be occupied by more than two (2) pets without prior written consent of the Landlord/Manager.
 - Landlord/Manager reserves the right to reject certain breeds of dogs and/or exotic pets.
8. False Information: Any falsification of information on the application will automatically disqualify the applicants, and all deposits and application fees will be forfeited.
9. Cancellation of Application: If the applicant finds it necessary to cancel a move in, the deposit will be refunded provided the cancellation takes place within 72 hours after execution of the Lease.

Destinations and this community do not discriminate on the basis of race, religion, sex, national origin, or handicap. Destinations communities are age-restricted communities intended for the use of independent adults 55 years and older.

I have read and understand the Rental Criteria.

Applicant Signature

Date

Applicant's Signature

Date

Landlord/Manager

Date