



Resident Selection Guidelines - Revised 3/25/2021

Reliable Property Solutions is a property management company dedicated to providing quality housing to its residents by managing the property in an efficient and diligent manner. It is the policy of Reliable Property Solutions to provide housing on an equal opportunity basis. We do not discriminate on any basis including, but not limited to race, religion, color, sex, familial status, national origin, handicap, disability, sexual orientation, gender identity, homeless status, prior military service, lawful source of income and conviction history or arrest history.

Application Process

1. If an applicant seeks reconsideration within thirty (30) days of denial, no additional application fee will be due but additional time may be needed to process the application.
2. While Reliable Property Solutions accepts written applications, to expedite the process, Reliable Property Solutions prefers applicants to file applications online through Reliable Property Solutions's website: ReliablePropertySolutionsproperties.com
3. Reliable Property Solutions will not waive application fees upon request from any individual or organization. Application fees will only be waived if there is a publicly advertised special waiving application fees.

Application Submission

1. A rental application is not considered complete until it has been signed and all required documentation has been submitted.
2. An applicant must answer all questions on the form completely and honestly. Incomplete applications will not be processed.
3. Reliable Property Solutions will verify your household's income, employment, check your credit report through AmRent or other similar service, perform background check and verify there are no disqualifying factors. If necessary, Reliable Property Solutions may verify employment and/or rental history.
4. If any of the verifications do not confirm that you meet Reliable Property Solutions's criteria, Reliable Property Solutions will decline your application.
5. We will strive to process all applications within two business days, provided we have received all required application documentation. However, it may take up to several days depending on how quickly Reliable Property Solutions is able to verify the information you have provided.
6. If an application is denied, an applicant will be notified in writing and will be provided the reason(s) that the application was denied.
7. All applicants have a right to a copy of their screening results for up to 60 days after the time of screening. Applicants must obtain this report from the screening provider directly.

Approved and Conditional Applications

1. Reliable Property Solutions will accept a security deposit to reserve a unit from the first qualified applicant with a conditional or approved application. The first security deposit received will reserve the unit.
2. Reliable Property Solutions will continue to accept and process applications on a unit until a security deposit is received.
3. Once an applicant is accepted, the security deposit is due immediately to secure the unit. At that time, a move in date is scheduled.
4. Deposits are non-refundable to residents who opt not to take a unit. An applicant will sign a document indicating

that the deposit is not refundable if the applicant does not sign a lease and/or take possession of the unit.

5. If an application is found to fall within the range determined to be conditional, an applicant may be counteroffered arrangements including a higher security deposit, the addition of a qualified co-signer, or an alternative unit which fits the rent to income ratio criteria.
6. If an applicant is found to fall within the range determined to be conditional and chooses to add a qualified co-signer, the co-signer must apply and undergo screening per the standard process. If the co-signer is approved, the application will be approved. If the co-signer is conditional, the application will be conditional.

Bundled Applications

1. All applicants must qualify for a bundled application to be Approved.
2. If one or more of the applicants on a bundled application is denied, all applicants will be denied due to the failed co-applicant.
3. If one or more of the applicants on a bundled application is conditional, all applicants will be conditional.
4. Any applicant that is individually approved but denied due to a co-applicant must wait 30 days to reapply and must reapply without the denied co-applicant(s).

Applicant Screening Criteria

Screening criteria will be applied consistently to all applicants. Consideration of extenuating circumstances will be considered in the screening process, but must be approved by a Regional Manager.

All applications will be reviewed to make sure the applicants meet Reliable Property Solutions's criteria for each of the following:

1. Income/Debt;
2. Credit history;
3. Criminal history; and
4. No other automatic disqualifiers.

Income/Debt

1. For conventional properties, Reliable Property Solutions will evaluate the application based on the combined **net** household income (take home pay) of the applicants.
 - a. For Low Income Housing Tax Credit properties, Reliable Property Solutions will evaluate the application based on the combined **gross** household income of the applicants and in accordance with Federal, State and Local income guidelines.
2. An applicant's **net** income must be at least three (3) times the rental amount on the requested unit. This is called the rent to income ratio and is calculated by dividing the income by the rent. For example, if a person is applying for a conventional apartment renting for \$500.00 and makes \$1,600.00 take home pay, the rent to income ratio is $\$1,600.00/\$500.00 = 3.2$.
 - a. For Low Income Housing Tax Credit properties, the rent to income ratio is determined based using **gross** household income.
3. If an applicant has a rent to income ratio of 2.5 – 2.99, the applicant will be considered conditional and must complete a landlord verification.
4. An applicant with less than a 2.5 rent to income ratio will be denied unless the applicant has a housing voucher or other stable and documentable rental assistance that covers the duration of the lease. These instances must be approved by a Regional Manager.

Credit History

Priority will be given to current credit activity over older credit activity. All rental obligations and utilities must be paid in full. Medical bills and student loans will not be considered when examining credit history. Lack of credit history is not an automatic disqualification.

Automatic Credit History Disqualifiers

1. Any open bankruptcy or any bankruptcy within the previous three (3) years
2. Any unpaid apartment collection or previous rent
3. Inability to put utilities in the applicant's name
4. Any eviction judgment within the last three (3) years. Documentation from a plaintiff in an eviction action confirming the eviction was dismissed and all debts were paid will be taken into consideration when processing the application
 - a. Applicants may submit with the application a letter from a case manager confirming current and satisfactory participation in a social service agency or government program where case management is provided. Upon receipt of this letter, Reliable Property Solutions leasing staff will conduct an individualized assessment of the applicant's history of eviction judgments. When a letter from a case manager is received, this documentation will be taken into consideration when processing the application and a history of eviction judgments will not be considered an automatic disqualifier. These instances must be approved by a Regional Manager.
5. Any false or misleading information provided by an applicant on the written application, or omission of a material fact
6. Records of destruction, consistent late or unpaid rental obligations, evictions, police activity or poor housekeeping habits resulting in health and safety hazards are grounds for denial of the application.
7. Credit scores of 450 or less
8. Credit scores between 451 and 549 are considered conditional

Criminal History Admissions Criteria

Reliable Property Solutions has established a policy to deny all applications where the applicant or any household member has been convicted of certain criminal activity. For all applications considered conditional or denied due to criminal history, Reliable Property Solutions staff will conduct an individualized assessment. Applicants have a right to request a reasonable accommodation. Applicants may submit with the application evidence of mitigating circumstances, if the admissions criteria provides for an individualized assessment of the applicant's specific criminal activity. The activities that will be grounds for denial of the application are as follows:

1. Any arrest or conviction where state and/or federal law prohibits the person from being eligible for public housing and other federally subsidized housing.
2. Any felony conviction or adjudication other than acquittal within ten (10) years, which involve any conviction in which the person is deemed a "violent offender" under KRS 439.3401. A violent offender means any person who has been convicted of or pled guilty to the commission of a capital offense, a Class A felony; a Class B felony involving the death of the victim or serious physical injury to a victim, an offense described in KRS 507.040 or 507.050 where the offense involves the killing of a peace officer, firefighter, or emergency medical services personnel while the peace officer, firefighter, or emergency medical services personnel was acting in the line of duty. A class B felony involving criminal attempt to commit murder under KRS 506.010 if the victim of the offense is a clearly identifiable peace officer, firefighter, or emergency medical services personnel acting in the line of duty, regardless of whether an injury results. The commission or attempted commission of a felony sexual offense described in KRS Chapter 510: use of a minor in a sexual performance as described in KRS 531.310; promoting sexual performance by a minor as described in KRS 531.320; unlawful transaction with a minor in the first degree as described in KRS 530.064 (1)(a). Human trafficking under KRS 529.100 involving commercial sexual activity where the victim is a minor; criminal abuse in the first degree as described in KRS 508.100. Burglary in the first degree accompanied by the commission or attempted commission of an assault described in KRS 508.010, 508.020, 508, 032 or 508.060. Burglary in the first degree accompanied by a commission or attempted commission of kidnapping as prohibited by KRS 509.040; or robbery in the first degree. Any conviction or plea to any crime involving felony arson or any conviction or plea for felony mischief.
3. Any felony conviction or adjudication other than acquittal within ten (10) years, which involved burglary in the first degree accompanied by the commission or attempted commission of an assault described in KRS 508.010,

508.020, 508.032 or 508.060; Burglary in the first degree accompanied by a commission or attempted commission of kidnapping as prohibited by KRS 509.040; or Robbery in the first degree; Any conviction or plea to any crime involving felony arson or any conviction or plea for felony mischief.

4. Any conviction or adjudication other than acquittal within three (3) years, which involved conviction of drug related criminal activity for manufacture or production of methamphetamine on the premises of federal assisted housing; For three years from the date of eviction, the household member has been evicted from federally assisted housing for drug-related criminal history.
5. Lifetime sex offenders. If during the applicant's lease, Reliable Property Solutions discovers anyone in the household has been placed on the lifetime sex offender registry, legal proceedings will begin to terminate the tenancy.

Office of Foreign Assets Control (OFAC)

Some properties, as directed by the lender, may require a screening of all household members over the age of 18, through the Office of Foreign Assets Control (OFAC). If there is a match, the applicant will be disqualified. If during the applicant's lease Reliable Property Solutions discovers anyone in the household has been placed on the OFAC list of sanctions, legal proceedings will begin to terminate the tenancy. OFAC checks will be conducted one again at lease renewal.

Reliable Property Solutions has established a policy to deny all applications where the applicant or any household member is listed on the OFAC website. For any matches found, Reliable Property Solutions staff will conduct an individualized assessment. Applicants may submit with the application evidence of mitigating circumstances, if the admissions criteria provides for an individualized assessment of the applicant's specific criminal activity.

Occupancy Standards

Our goal is to prevent overcrowding and undue wear and tear to rental properties. Reliable Property Solutions will abide by the state occupancy standards regarding square footage relative to the number of people who may reside in a property. We use the general guidelines below. However, applicants have a right to request a reasonable accommodation.

<u>Bedroom Size</u>	<u>Maximum persons per household</u>
<u>0</u>	<u>1</u>
<u>1</u>	<u>2</u>
<u>2</u>	<u>4</u>
<u>3</u>	<u>6</u>

Co-Signers

If an applicant does not meet one or more of the above criteria, they may still be eligible for a rental unit if they can get a third-party to guarantee the lease. "Co-signers or "Guarantors" must be related to at least one of the applicants. It is preferable that co-signers reside in the same state as the applicants. The co-signer must submit a written application along with the application fee and must pass the criteria of the screening process as any other applicant. The income to rent ratio must be (six) 6 times the rent. If the co-signer cannot come to an Reliable Property Solutions office in person, the signed application must be notarized. All co-signers must be approved by a Regional Manager. A co-signer will be a leaseholder and will be required to sign a lease agreement and uphold all obligations outlined in the lease. If the co-signer cannot come to an Reliable Property Solutions office in person, the signed lease must be notarized.

Refugee Status

Applicants who have refugee status and/or are receiving case management services and/or rental assistance through a recognized social service agency will not be required to submit an application. We will require a copy of each family

member's I-9 at the time of arrival in the unit.

Appeals and Grievances

If anyone believes that an act of discrimination has occurred, please refer to Reliable Property Solutions's Grievance Policy found on Reliable Property Solutions's website. You may submit your grievance in writing or send a request for a copy of Reliable Property Solutions's Grievance Policy to info@rpsway.com.

Applicants who are denied will be allotted fourteen (14) days to dispute the denial. To dispute the denial of an application, the applicant must submit the dispute in writing or request a meeting in writing within 14 days.

Resident Selection Guidelines Acknowledgement Form

By signing below, all applicants certify that they have been provided a copy of the Resident Selection Guidelines, given the opportunity to ask any questions that pertain to the Resident Selection Guidelines, have been notified that the Resident Selection Guidelines are available on Reliable Property Solutions's website and that they are entitled to a copy of these Resident Selection Guidelines.

APPLICANT SIGNATURE

X _____ DATE: _____

APPLICANT SIGNATURE

X _____ DATE: _____

APPLICANT SIGNATURE

X _____ DATE: _____

APPLICANT SIGNATURE

X _____ DATE: _____

APPLICANT SIGNATURE

X _____ DATE: _____

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