



## AFFORDABLE PROGRAM RENTAL QUALIFICATIONS

It is the policy of The Paddock on Park Row to offer equal housing to all people regardless of race, color, religion, sex, national origin, handicap status, familial status, or any other state or locally protected classification.

---

**All applicants, 18 years of age and older, must complete a rental application and pay the applicable fees. The following rental qualifications apply to all applicants:**

**Application Fee:** \$15 per person (18 years and older). This fee is non-refundable.

**Credit Report:** Each application will be processed through our approved credit screening company. Income, credit rating and other statistical data are used to evaluate the application. Below are the possible decisions:

- **Accept:** The application is approved at the base security deposit.
- **Accept with Conditions:** The application is approved with an increased security deposit of two (2) times the standard security deposit.
- **Decline:** The application is declined and residency will not be considered.
- **Alerts:** If an Alert comes up as part of the decision, additional information and/or additional deposit may be required.

**Guarantors:** Sorry, guarantors are not allowed with the Affordable Program at The Paddock on Park Row.

**Students and Housing Tax Credit Units:** A household cannot consist of all full-time students unless the household meets an exemption. Please contact the office for more details.

**Monthly Rent, Income Requirements, Income Limits and Household Size:** The total gross income required 2.5 times the amount of the monthly rent though income cannot exceed the following Maximum Household Income Limits:

### 2021 GROSS INCOME LIMITS - MAXIMUM ALLOWABLE

<b>1 Person</b>	<b>2 People</b>	<b>3 People</b>	<b>4 People</b>
\$34,260	\$39,120	\$44,040	\$48,900
<b>5 People</b>	<b>6 People</b>	<b>7 People</b>	<b>8 People</b>
\$52,860	\$56,760	\$60,660	N/A

*Income limits and monthly rent amounts are subject to change without notice. Median income limits are updated periodically by the County of Tarrant.*

**Occupancy Standards:** Maximum two people per bedroom plus one additional person for the apartment. No more than two (2) occupants in a studio, three (3) occupants in a one bedroom, five (5) occupants in a two bedroom and seven (7) occupants in a three bedroom.

*All rental qualifications are subject to change without notice.*

*Revised: 7/30/2021*

**Previous Asset Living Residents:** Previous residents of any Asset Living managed community are welcome to apply for rent at another Asset Living community but must have left the prior community in good standing. If the previous resident did not fulfill their original lease obligation, has unpaid fees or defaults or if they were not invited to renew their lease, they may be declined.

**Renter's Insurance:** Renter's Insurance is strongly recommended.

**Satellite Dish:** Asset Living cannot guarantee the quality or functionality/reception of a satellite dish. It is highly recommended a professional evaluate the location of the apartment for proper functionality and installation in accordance with the lease.

**Security Deposits:** Standard security deposits are \$300 for all unit types.

**Vehicles:** All units are provided one assigned parking space within the parking lot.

**PETS**

We are proud that our apartments are pet friendly. Your furry companions will love their home!

**Pet Fee:** \$200 one-time non-refundable fee per pet

**Pet Rent:** \$15 per month per pet

**Pet Restrictions:** We accept up to two indoor pets per apartment with a max weight of 35 pounds per pet. Cats and dogs must be spayed/neutered, licensed and inoculated as required by local law for each animal. Residents must keep license and inoculations current within the local municipality. Animals trained to assist blind, deaf, or other disabled individuals also need approval.

**Dog Breed Restrictions:** Dogs are restricted by breed and we do not allow any of the following breeds or any mix of the following breeds: Akita, Bullmastiff, Chow Chow, Doberman Pinscher, German Shepherd, Mastiff, Shar Pei, Rottweiler, Pit Bull Terrier including Staffordshire Terrier, Am. Staffordshire Terrier or Bull Terrier, Presa Canario or Wolf Dog.

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

