



## Occupancy Guidelines and Qualifying Criteria

### WELCOME TO OUR COMMUNITY

In order to qualify for housing at a University Student Housing, LLC ("USH") community, a potential occupant **MUST** meet the qualifications listed below on their own. If an applicant cannot meet USH financial requirement, they **MUST** have Guarantor that meets income, credit, rental/mortgage and employment guidelines as listed.

Please note that these are our current rental criteria and that nothing contained in these requirements shall constitute a guarantee or representation by us that all tenants currently residing in our community have met these requirements.

#### Occupancy Guidelines

Occupancy in a USH Community is strictly limited to one occupant per bed space unless otherwise identified by the USH Community to accommodate double or triple occupancy standards for specific unit types. No minor children may occupy the same bedroom with the child's parent or legal guardian, or any other recognized tenants of the community.

#### Enrollment Requirement

Applicant must be enrolled as a student at West Chester University, or another pre-approved post-secondary institution recognized by USH and West Chester University or will be a verified student meeting this requirement at the time of occupancy. Incoming students must be admitted by the West Chester University Office of Admissions with on-campus housing in order to be eligible to lease in a USH Community. USH follows the Office of Admissions guidelines for what cohort is eligible for housing in a USH Community.

#### Age Requirement

Anyone of legal age that meets the enrollment requirement in the state in which the community is located may apply for occupancy. A minor that meets enrollment requirements must have a parent or guardian apply as co-tenant.

#### Income Requirement

Applicant's or Guarantor's Annual Gross Income must be at least \$50,000 either with one Guarantor or two Guarantors.

#### Resident Requirement

Applicant or Guarantor must have a minimum of 1 year of good continuous rental or mortgage history.

#### Non-Refundable Fees

Application Fee                      \$200

#### Credit History

USH may conduct a routine credit screening of any applicant. If the screen uncovers unsatisfied bankruptcies, judgments, and tax liens, this will result in an automatic denial. Satisfied and unsatisfied evictions, foreclosures and repossessions will also be an automatic denial. Any delinquent monies owed to a previous landlord will be grounds for denial of an applicant. USH reserves the right to deny occupancy for any condition that USH reasonably determines has a negative impact on applicants' creditworthiness.

### **Rejecting Applications**

If an application is rejected, USH will send a denial letter to applicant. The Application fee is non-refundable.

### **Fair Housing Act**

University Student Housing, LLC adheres to the Fair Housing Act (Title VIII of Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendments Act of 1988) which stipulates that it is illegal to discriminate against any person with respect to housing because of race, creed, religion, sex, national origin, disability or familial status. University Student Housing is an Equal Housing Opportunity Community.