



Resident Selection Criteria



Thank you for your interest in living at **Luna Bay Townhomes**. To ensure a safe and respectful living environment for all residents, we apply the following selection criteria to all applicants. These policies are subject to change at management's discretion and in compliance with all applicable local, state, and federal laws. **Luna Bay Townhomes is an Equal Housing Opportunity provider**—we do not discriminate based on race, color, religion, sex, national origin, disability, familial status, or any other protected class.

1. Application Requirements

- Each applicant age 18 or older must complete and sign a separate rental application.
- A valid government-issued photo ID is required.
- A non-refundable application fee is required for processing.
- Falsification or omission of any information will result in denial.
- Submission of an application does not guarantee approval or a lease.

2. Income Requirements

- Combined gross monthly income must be **at least 2.5 times the monthly rent**.
- Income must be verified with recent pay stubs, bank statements, or other legal documentation.
- Guarantors may be accepted and must earn at least 5 times the monthly rent and meet all other criteria.

3. Credit History

- A credit screening will be performed.
- Open bankruptcies, poor credit, or lack of verifiable credit may result in denial.
- Some credit results may require additional documentation or conditions.

4. Rental History

- Previous rental history must reflect timely payments, no evictions in the past 3 years, and no outstanding balances or major lease violations.
- Applicants with negative references from prior landlords may be denied.

5. Criminal Background Check

- A criminal background check will be conducted.
- Convictions for violent crimes, property damage, or drug manufacturing/distribution may result in denial.
- Arrests without conviction will not be the sole basis for denial.
- We consider the nature, severity, and recency of offenses, as well as rehabilitation efforts.

6. Occupancy Standards

- Maximum occupancy of **two people per bedroom**. Occupant is defined as anyone 24 months or older.
- All occupants, including minors, must be disclosed on the application.

7. Pets

- **Up to two pets allowed per unit.**
- Pets must undergo a third-party screening process and registration with PetScreening.com
- Breed restrictions apply. Aggressive breeds or mixes, such as Pit Bulls, Rottweilers, and Dobermans, are not permitted.
- Pet fees and monthly pet rent apply.
- Assistive animals are not considered pets and are allowed with appropriate documentation.

8. Vehicles

- One vehicle per leaseholder. Additional vehicles may be permitted with approval and may incur additional fees.
- All vehicles must be operational and legally registered. No boats or trailers allowed without written consent.

9. Equal Housing Opportunity

Luna Bay Townhomes complies with all Fair Housing laws and does not discriminate based on race, color, religion, sex, national origin, disability, familial status, or any other protected class.

Applicant Acknowledgment

By signing below, I acknowledge that I have read and understand the resident selection criteria. I understand that failure to meet these criteria may result in denial of my application and that application fees are non-refundable.

Applicant Signature: _____ **Date:** _____

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