



CHNW Criteria For Residency

General Criteria:

- Photo I.D. is required.
- A complete and accurate application is required. Incomplete applications will be returned to the applicant.
- Each applicant (over the age of 18) must qualify individually.
- Applicants must be able to enter into a legally binding agreement.
- Inaccurate or falsified information will be grounds for denial.
- If approved, the minimum security deposit is \$500.00.
- Applicants will be charged a non-refundable \$25.00 application fee.
- CHNW does allow minors who are 17 years of age to sign the lease, they must individually qualify.

Student Status Criteria:

- Applicants must be enrolled in an accredited higher education institution.
- Applicant must be able to supply official documents from their educational institution if requested.
- Applicants must be enrolled in the necessary credits to be considered half-time at their institution.
- Applicants must be enrolled in an accredited institution for the duration of their stay at a CHNW property.

Non-Student Applicant Criteria:

- Non-student applicants can only be the dependent or partner (as defined by CHNW) of a qualifying student applicant.
- Dependent can be defined as: An individual under the age of 18 who is reliant on the eligible applicant for support. An individual of any age with a disability that necessitates reliance on the eligible resident for support.
- Partner can be defined as: An individual in a committed relationship with an eligible applicant.

Rental Criteria & Contingencies:

- Rental history must have no evictions in the past three years.
- 3 or more Late Fees and/or Non-Payment Notices of Termination in a 12-month period will result in a security deposit equivalent to one month's rent.
- 3 or more NSF/returned checks in a 12-month period will result in a security deposit equivalent to one month's rent.
- Rental history reflecting past due and unpaid rent balances will be denied until the balance is paid. (After the balances are resolved, there may be an increased deposit equivalent to one month's rent.)
- No history of bedbugs in the last 12 months.
- CHNW reserves the right to consider rental references that indicate a resident's inability to abide by community rules, as well as poor or disruptive behavior.

Credit Criteria (Bad debt does not include school or medical related debts):

- Outstanding bad debt that exceeds \$2,000.00 will result in a security deposit equivalent to one month's rent.
- Outstanding bad debt that exceeds \$3,000.00 will result in denial (i.e. collections).
- Any negative debt established following a bankruptcy will result in denial.
- (All denials based on credit criteria are eligible for appeal. Please reference our denial policy.)

Criminal Criteria:

- A conviction, guilty plea, or plea of no contest to any of the following offenses will be grounds for denial of your rental application:
 - Felony involving injury, assault, kidnapping, death, arson, rape, sex crimes including molestation, extensive property damage, drug related offenses including manufacturing and/or distribution, delivery, or possession with intent to sell, felony burglary or robbery at any time.
 - Any other felony charge in which disposition or parole has occurred within the past seven years.
 - Any misdemeanor involving assault, intimidation, sex, drugs, property damage or weapons charges in which release or parole has occurred within the past three years.
 - Any misdemeanor involving criminal trespass, theft or prostitution in which release or parole has occurred within the past three years.
 - CHNW reserves the right to trespass any applicant based on their criminal background report.
- (Pending charges or outstanding warrants for any of the above will cause the application to be suspended until the charges are resolved. No unit will be held awaiting the result of pending charges.)

Denial Policy:

- If your application is denied due to negative and adverse information being reported by the screening company, you may contact the screening company to receive a copy of the report or request a correction from the credit bureau.
AppFolio, Inc. - 50 Castilian Dr., Goleta, CA 93117 - Phone (866) 648-1536 - consumer.relations@appfolio.com www.appfolio.com/consumer
- For information about appealing your denial please contact our CHNW Leasing Office.

College Housing Northwest has charged a screening charge to Applicant as set forth in the Criteria for Residency. Applicant screening entails the checking of the applicant's credit, rental history, criminal court records, and student status and may include information about Applicant's character, mode of living, and general reputation. The applicant has the right to request additional disclosures provided under Section 606(b) of the Fair Credit Reporting act and may also request a written summary as noted in Section 609 (c) of that act. The applicant has the right to dispute the accuracy of the information provided to College Housing Northwest by the screening company or the credit reporting agency and complete an accurate disclosure of the investigation's nature and scope.