

Hudson Bay Rental Criteria



1003 Lake Park Ave.

Galt, Ca. 95632

(209)745-3000

Section 504 Equal Access Statement

For mobility impaired persons- This document is kept at Leasing Office which is an accessible facility on an accessible route. This document may be examined from Monday through Friday between the hours of 8:30 am and 4:30 pm. You must phone in to make arrangements to examine this document. Please call (325) 677-8800 or call 7-1-1 for Telecommunications Relay Services (TRS).

For vision impaired persons- We will provide a staff person to assist a vision impaired person in reviewing this document. Assistance may include: describing the contents of the document, reading the document or sections of the document, or providing such other assistance as may be needed to permit the contents of the document to be communicated to the person with vision impairment.

For the hearing impaired--- We will provide assistance to hearing impaired persons in reviewing this document. Assistance may include provision for a qualified interpreter at a time convenient to both the property and the individual with disabilities. Please call 7-1-1 for Telecommunications Relay Services (TRS).

For any disability--- Assistance to insure equal access to this document will be provided in a confidential manner and setting. The individual with disabilities is responsible for providing his/her own transportation to and from the location where document is kept. If any individual with disabilities is involved, all hearings or meetings required by this document will be conducted at an accessible location with appropriate assistance provided.

Equal Housing Policy

This community does not discriminate against any person because of race, color, religion, sex, handicap, familial status, national origin, student status, sexual orientation, or gender identity.

Occupancy Standard – A maximum of three (3) persons per bedroom with no more than two (2) adults per bedroom is permitted. Adult is defined as a person over the age of 18.

Age – Leaseholder(s) must be 18 years or older, including head of household. All occupants 18 years or older are required to complete an application, even if living with a parent or guardian.

Tax Credit Apartments - Tax credit apartments are income restricted. All sources of earned and unearned income must be verified in writing. Maximum household income amounts for tax credit apartments are as follows:

Income Limits	Household Size					
	1	2	3	4	5	6
30%	15990	18270	20550	22830	24660	26490
40%	22320	24360	27400	30440	32880	35320
50%	26650	30450	34250	38050	41100	44150
60%	31980	36540	41100	45660	49320	52980

Leasing Desk Score –We use a third party screening service, Leasing Desk, to evaluate each applicant. Leasing Desk assigns a score based on the following factors:

- **Income** – Gross monthly income of household must be 2 ½ times monthly resident paid portion of rental amount.
- **Rental History** – Applicant must have acceptable housing history. The property manager will obtain landlord verification on an applicant’s previous rental history. Applicants with negative housing history will be rejected. Applicants with no rental history will be required to pay an extra security deposit equal to the full normal deposit amount for the unit type.
- **Credit Scoring** – The past two years of credit history is evaluated including: collections actions, charge-offs, judgments, open bankruptcies, and foreclosures. Student loan and medical debt is not evaluated. Applicants with unpaid utility accounts or owe money to an apartment community will be denied. Applicants with limited or no credit history will be required to pay an extra security deposit equal to the full normal deposit amount for the unit type.
- **Criminal Background** – Felonies are cause for rejection. Any misdemeanors within the past 7 years involving assault, burglary, crimes against a person, drugs or weapons are cause for rejection. All sex crimes from any time frame are cause for rejection. Backgrounds for all adult occupants will be checked.

Leasing Desk Score Results - 0-354 Fail, 355-520 Conditional, 521-1000 Pass

Scoring Applicant Groups - When scoring groups together, the scoring system will take the lowest individual score and apply it to the group.

Animals - A maximum of two (2) domesticated pets are accepted. The following breed and/or mix breeds are prohibited: Akita, American Bull Dog, American Pit Bull Terrier, American or Bull Staffordshire Terrier, Briard, Borzoi Hounds, Bull Mastiff, Bull Terrier, Cane Corso, Chow, Dalmatian, Doberman Pinscher, Dogo, German Shepherd, Great Dane, Great Pyrenees, Husky, Irish Wolf Hound, Komondor, Malamute, Neapolitan Mastiff, Pit Bull, Rottweiler, Scottish Deerhound, Spitz, St. Bernard, Stafford Terrier (sic), Presa Canarios, Shar Pei, Toso Inu and Wolf-Dog Hybrid. Exotic animals and reptiles are not accepted. Additional restrictions may apply. All

animals must be photographed by management before approval. A refundable pet deposit of \$350.00 per pet is required. It is our policy not to charge a pet deposit for support animals. Support animals are not considered pets and are allowed to reasonably accommodate a handicapped leaseholder or occupant.

Full-Time Students – Must inform office staff if you were a full time student within this calendar year. Restrictions do apply.

Disability Qualifications – A special needs person is defined as having a physical or mental impairment, which substantially limits one or more major life activities (i.e. self-care, performing manual task, walking, seeing, hearing, speaking, breathing, learning or working). Physical or mental impairments entail a lengthy list of infirmities which can include, but are not necessarily limited to, such diseases and conditions as orthopedic, visual, speech, and hearing impairments, Cerebral Palsy, Autism, Epilepsy, Muscular Dystrophy, Multiple Sclerosis, Cancer, Heart Disease, Diabetes, Human Immune Deficiency Virus (HIV) or (AIDS) infection, mental retardation, emotional illness, drug addiction (OTHER THAN ADDICTION CAUSED BY CURRENT ILLEGAL USE OF CONTROLLED SUBSTANCE), Alcoholism.

Violence Against Women Reauthorization Act of 2013 – An applicant may not be denied admission, or be evicted, on the basis that the applicant or tenant is, or has been, a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualified for occupancy.

Rental Rates, Deposits, Application Fees:

APT TYPE	SQUARE FOOTAGE	RENTAL RATE*	STANDARD DEPOSIT	APPLICATION FEE
2x2	981	\$425-\$939	\$700	\$18
3x3	1271	\$488-\$1082	\$800	\$18

***Rental rates may vary due to location and view. Rental rates are subject to change without notice.**

How to apply: Leave appropriate application fee, application deposit and completed required paperwork. Application deposit will be required to hold the apartment. The deposit will be applied to move-in fees at the time of move-in. Application deposit is Non-Refundable after 72 hours.

I ACKNOWLEDGE THAT I HAVE HAD AN OPPORTUNITY TO REVIEW THE PROPERTY’S QUALIFYING CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY’S RENTAL QUALIFICATIONS OR SELECTION CRITERIA, OR IF I FAIL TO ANSWER ANY QUESTION, OR IF I PROVIDE FALSE OR MISLEADING INFORMATION, THE PROPERTY MAY REJECT MY APPLICATION, RETAIN ALL APPLICATION FEES, AND THE DEPOSIT AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND MAY TERMINATE MY RIGHT OF OCCUPANCY IF I HAVE ALREADY TAKEN POSSESSION OF A RENTAL UNIT AT THE PROPERTY.

Applicant Signature

Date

Applicant

Date

Property Representative

Date