

Summary Selection Criteria Trails of the Park

CREDIT HISTORY:

1. Bankruptcy-Decline if less than 3 years old.
2. Court Judgment-Decline if less than 3 years old.
3. Tax Lien-Decline if over \$5,000 and less than 3 years old.
4. Foreclosure-Decline if over \$100,000 and less than 1 year old.
5. Repossession-Decline if over \$3,000 and less than 3 years old.
6. Collections-Decline if over \$1,500 and less than 1 year old. Decline if the number of collections is over 3.
7. Past Due Accounts-Decline if over 40% or more of total accounts are past due excluding medical accounts.

RENTAL HISTORY:

Applicant(s) must have a current rental history (i.e. apartment community or Mortgage Company) reflecting a prompt payment record. A prompt payment record is defined as no more than three (3) late payments within a one (1) year period. Any unpaid sums will result in denial of the application.

Applicants will be disqualified for a history of damages and/or lease violations. Any damages and/or lease violations that are directly related to protections under the Violence Against Women Act (VAWA) will not result in a denial of the application.

Applicants who have negative rental history at any community owned and managed by Foundation Communities will be denied. Negative Rental History is defined as those who have been evicted, left/skipped without notice, asked to move by management, owed money for rent and/or damages or non-renewed.

CRIMINAL HISTORY:

A criminal history will be completed on each applicant or occupant age 18 or older.

- Applicant(s) must not have a criminal history that reflects any prior felony convictions or deferred adjudication for felony offenses within the last ten (10) years. Any applicant with more than 2 felony convictions will be denied regardless of time frame.
- Applicants must not have a criminal history that reflects misdemeanor convictions or deferred adjudication involving violent crimes against persons, crimes against property, or for drug related or prostitution related offenses within the last seven (7) years.
- Applicants must not be subject to a lifetime registration requirement pursuant to Chapter 62 of the Texas Code of Criminal Procedure or any other state's sex offender registration program

The following criminal convictions will be permanently denied/excluded:

- Capital Murder or Murder/Manslaughter
- Rape, Sexual Assault or Crimes of a Sexual Nature
- Kidnapping
- Arson Felony
- Manufacture of Methamphetamines