

All applications are subject to approval through an outside Screening Program. The Screening Program reviews applications based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine overall applicant worthiness. The Screening Program also reviews other criteria, such as Evictions, Rental Collections and Criminal Background. Based on the results, we may have additional requirements, such as a non-refundable Risk Fee or Guarantor. Applicants who do not have a Social Security Number cannot be processed through the Agency and will, therefore, be subject to additional screening and/or other requirements. Please discuss this situation with an on-site team member.

All applicants must be 18 years of age or older.

Income	<ul style="list-style-type: none"> Household income must be verifiable and meet the community's scoring criteria. Each applicant must provide written proof of income satisfactory to the community within 48 hours of completing an application. An applicant's status as a student may be accepted as an alternative to individual income requirements; however, the applicant must still meet criteria with regards to rental debt and credit and may be subject to additional requirements.
Payment History	<ul style="list-style-type: none"> Applicants will be required to provide proof of positive rental history. Any applicant with an unpaid rental debt or eviction will be automatically declined.
Credit	<ul style="list-style-type: none"> A complete credit history from a credit bureau will be obtained and must show an acceptable accounts payable history, debt-to-income history, and satisfactory FICO score which meets the community's criteria.

Please also note the following criteria for rental:

Animals	<ul style="list-style-type: none"> There is a limit of two pets per apartment regardless of type (except fish). A non-refundable pet fee of \$300 per pet is required for all pets in the apartment. Pet rent of \$20 per pet is also required. In general, only common, domestic, non-aggressive animals will be accepted. Dogs, if permitted: at a minimum, residents will not be allowed to have a dog that is an American Pit Bull Terrier, Pit Bull/Pit Bull Terrier, American Staffordshire Terrier, Rottweiler, Doberman Pinscher, Chow Chow, Presa Canario, Cane Corso, Neapolitan Mastiff, Akita, Wolf, Wolf-Hybrid, and any dog that manager believes, in its sole discretion, is a cross breed of or related to any of these breeds. A pet interview must be completed prior to move-in. Caged birds are permitted with prior approval. Fish tanks, with prior approval, may not exceed 40 gallons and must be properly supported. No exotic animals (such as reptiles, ferrets, pot belly pigs) are permitted. Other animals may be excluded. We may also restrict or require the removal of any breed that becomes known as aggressive, in our sole discretion. Ask Management for further information. Animal rules apply to all animals at the Community, including those animals that are visiting or are temporary. Certain pets may be restricted from designated floors or buildings at the community. It is the responsibility of the applicant to select an apartment for their current and future needs. Restrictions do not apply to verified Assistance Animals. 												
Occupancy & Vehicles	<ul style="list-style-type: none"> Subleasing or advertising of LURIN apartments, such as vacation rentals, is prohibited. However, we reserve the right to authorize corporate housing companies or others to sublet the apartment on a limited basis as we deem appropriate in our sole discretion. Listed below is the maximum number of occupants and vehicles that are allowed per apartment. Occupants over the age of 24 months old will be included in the occupancy number for the apartment. <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">Studio/One Bedroom</td> <td style="padding-right: 20px;">2 Occupants</td> <td>2 Vehicles</td> </tr> <tr> <td>Two Bedroom</td> <td>4 Occupants</td> <td>2 Vehicles</td> </tr> <tr> <td>Three Bedroom</td> <td>6 Occupants</td> <td>3 Vehicles</td> </tr> <tr> <td>Four Bedroom</td> <td>8 Occupants</td> <td>4 Vehicles</td> </tr> </table> Vehicles must be operable, weigh less than one ton, and display current tag(s) and license plate(s). All vehicles must be registered with and approved by Management. Approval is subject to parking availability, which is not guaranteed. Boats, jet skis, recreational vehicles, and commercial vehicles will not be permitted without Management's prior approval. 	Studio/One Bedroom	2 Occupants	2 Vehicles	Two Bedroom	4 Occupants	2 Vehicles	Three Bedroom	6 Occupants	3 Vehicles	Four Bedroom	8 Occupants	4 Vehicles
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Criminal	<ul style="list-style-type: none"> An applicant with a conviction or unresolved charge for certain crimes may be denied, depending on the nature and severity of the crime. Other factors or circumstances regarding the criminal background of an applicant may be taken into consideration. Applicants convicted of violent crimes, physical assault and/or battery, or sex-related crimes will not be approved. Arrest records alone (without conviction) will not be cause for denial. If the applicant fails LURIN's criminal background screening but otherwise passes LURIN's screening process, LURIN will notify the applicant that a criminal record was located. LURIN will consider additional information an applicant may provide regarding his or her criminal background at that time, but LURIN reserves the right to uphold the original denial. Please ask an on-site team member for additional information. 												
Insurance	<ul style="list-style-type: none"> Upon approval and move-in, Resident will be enrolled in a master renters insurance policy that provides Personal Liability coverage with limits of liability in the amount of \$100,000 per occurrence. Policy does not cover resident's personal belongings. Resident may purchase additional coverage for their own contents through the same provider or a carrier of his or her choice. 												

Please ask an on-site team member any questions you have about these rental criteria.

