ASPEN VILLAGE REXBURG I, LLC
DBA: AVILLA APARTMENTS
RESIDENT SCREENING CRITERIA

IT IS THE POLICY OF THIS COMPANY TO PROVIDE HOUSING ON AN EQUAL OPPORTUNITY BASIS. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, SEX, CREED, NATIONAL ORIGIN, AND DISABILITY, FAMILIAL STATUS, SEXUAL ORIENTATION, GENDER IDENTITY, MARITAL STATUS, OR ANY OTHER PROTECTED CLASS OUTLINED IN SPECIFIC CITY OR COUNTY AREAS. ALL FAIR HOUSING AND EQUAL OPPORTUNITY REQUIREMENTS WILL BE ADHERED TO, INCLUDING REASONABLE ACCOMMODATION REQUESTS.

MANAGEMENT does not accept portable or reusable tenant screening reports

Screening Information Accessed – Aspen Village Rexburg I, LLC will access information to confirm eligibility for tenancy as described below, including credit history, eviction history, past landlord rental references, income verification, and criminal records. Consumer reports are provided by Appfolio Inc., 50 Castillian Drive, Goleta, CA 93117.

Prospective tenants have the right to obtain a free copy of the consumer report in the event of denial or other adverse action, and to dispute the accuracy of information appearing in the consumer report in accordance with RCW 59.18.25 (1)(a)(iii). We use Appfolio, Inc. as a consumer reporting agency.

Appfolio, Inc.
Consumer Relations
50 Castilian Drive,
Goleta, CA 93117

Pre-applications will be accepted in our leasing office located at 545 S 2nd E, Rexburg, ID 83440. Our office phone number is 208-359-5800 This office operates on a waiting list.. An application is considered complete when all blank lines are answered, a signed form of authorization is received from all applicants that authorizes the property to verify eligibility, income, assets, and student status, and application fees are paid.

ELIGIBILITY CRITERIA

The following are required criteria for tenancy:

-Providing all required information. All applicants must cooperate in completing a rental application and providing information necessary to determine their eligibility, and be legally able to enter into a binding contract under state law.

EQUAL HOUSING OPPORTUNITY

-Consent for background and rental history. Applicants must sign appropriate consent forms in which to allow screening of criminal, credit, and rental history.

-Valid Social Security Number. Family members must provide the property with a complete and accurate social security number. For any members of the household who do not have a social security number, the applicant or family member must provide a valid tax ID number or other acceptable form of identification (see attached list).

-Criminal History. Owner and management desire to provide well maintained and well-kept property for the benefit of all the residents. Screening criteria herein are adopted with the intent of maximizing the ability to provide safe housing for residents, managerial staff, the property, and neighbors. Screening shall be designed to provide housing to individuals who do not constitute or pose an unreasonable risk of direct threat to persons and/or property of physical harm and/or adverse housing environment. Owner and management agree to limit screening of conviction history to serious offenses against person and/or property.

Applications that return criminal conviction within the last seven years that include serious crimes against persons or property will be denied.

Owner and management will screen for criminal convictions for crimes against person or property. Convictions for crimes listed below, as well as substantially similar crimes or other serious crimes, may result in denial of application:

Murder
Manslaughter
Assault
Robbery
Rape
Child Molestation
Rape of a child
Lewd conduct
Kidnaping
Fraud
Identity Theft
Theft
Burglary
Malicious Mischief
Arson
Reckless Burning
Delivery or sale of controlled substance
Use or Possession of a controlled substance
Manufacturing a controlled substance

In matters relating to criminal conviction history, circumstances that may be considered include: age of individual at time of conduct; evidence of good tenant history before or after conviction or

conduct; evidence of rehabilitation efforts; nature and severity of offense(s); and/or number of similar past offenses or lack thereof.

-Income Requirements (Minimum). Applicant's household must be able to show proof of income that is equal or greater than two times the tenant's portion of the monthly rent for the apartment of which they are approved for occupancy. Aspen Village Rexburg I, LLC will consider other sources of assistance on a case by case basis to be credited towards this minimum. Such applicable assistance may include, but not limited to, food stamps, utility assistance and others.
Households which cannot provide proof of income which is equal or greater than two times the tenant's portion of monthly rent for the apartment may choose to apply with a co-signer. Households applying with a co-signer must be able to show proof of income that is equal to or greater than four times the monthly rent for the apartment of which they are approved for occupancy. Co-Signers must complete a co-signer application and agreement and co-signer applications will be screened according to the same resident and screening criteria as listed in this document.

-Misrepresentations on Application. Any false, misleading information, and/or misrepresentation in the application process may be cause for denial of application. The return of any check used for payment of any fees required in the application process from a financial institution shall be considered misrepresentation. If any misrepresentations are found after a rental agreement is entered into, such rental agreement may be terminated by rescission at landlord's decision due to lack of informed consent.

-Evictions from Previous Landlord. Any record of eviction from a previous landlord or place of residence within the last seven (7) years will be cause for denial of application. This criteria will not apply to an eviction/unlawful detainer action that resulted from the tenant's nonpayment of rent between March 1, 2020 and six months following the expiration of the Washington State eviction moratorium or December 31st, 2021, whichever is later.

-Owing Past Landlord. Any record of amounts owing to a past landlord within the last seven (7) years will be cause for denial of application. This criteria will not apply to any amount owing a past landlord that resulted from the tenant's nonpayment of rent between March 1, 2020 and six months following the expiration of the Washington State eviction moratorium or December 31st, 2021, whichever is later.

-Ability for Utility Service. All applicants must be able to obtain utility service in the name of the applicant at the proposed leased premises. Not being able to do so shall be considered a misrepresentation as described above.

-Intoxication/Impairment. During any part of the application and screening process, if any applicant appears to management staff to be intoxicated or impaired, this may constitute grounds for denial of application. Lewd, vulgar, or harassing conduct or language will not be tolerated during the application process and is grounds for terminating the meeting and denial of application.

EQUAL HOUSING OPPORTUNITY

ADVERSE ACTION NOTICES:

All applications will be screened in accordance with Idaho State Statutes. Any denied or conditionally accepted applications will be issued a letter of adverse action. Prospective tenants have the right to obtain a free copy of the consumer report in the event of denial or other adverse action, and to dispute the accuracy of information appearing in the consumer report. We use Appfolio, Inc. as a consumer reporting agency.

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