

Trembling Leaves Apartments 115 Booth Street Reno, NV 89509

SCREENING CRITERIA

The following procedures will be used to screen prospective residents for Trembling Leaves Apartments:

- a. Verification of income eligibility.
- b. History of being a good resident, including previous eviction record.
- c. Demonstration of ability to pay rent on time.
- d. Habits conducive to the safety and well-being of the community and the residents.

It is our policy that the application form, interviews with former landlords, credit check, eviction check, background check, plus other interviews and verifications may be used to apply the above criteria.

FAIR HOUSING AND EQUAL OPPORTUNITY LAWS

Trembling Leaves Apartments will comply with all federal, state and local fair housing and civil rights laws, and with HUD equal opportunity requirements. There will be no discrimination because of race, creed, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, gender identity or expression, or familial status.

ELIGIBILITY REQUIREMENTS

Listed below are the eligibility requirements to qualifying for residency in this community.

- a. Must meet income limits.
- b. Must conform to occupancy standards.
- c. Demonstrate satisfactory rental history.

INCOME LIMITS

Maximum income limits are those in effect at the time of application as designated each year. These Income and rent limits are set annually by the U.S. Department of Housing and Urban Development, (HUD).

Minimum income guidelines of the NNCHRB, the property management company, state that the monthly household income should be one and one-half the monthly rent. If the applicant has a strong, reliable rental history, management may approve a lower monthly income.