

Rental Qualifications

Riner Rentals Inc. supports The Fair Housing Act as amended, prohibiting discrimination in residential housing on the basis of race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity, and military status.

Rental Application: Applicant must be of legal age (18 years or over). Every other individual of legal age (including adult dependents) residing in the property must also submit a rental application.

The \$50 application fee is non-refundable but is applicable to any rental property an applicant may qualify to lease through Riner Rentals. *Please note a combination of sources of funds, credit scores, rental history and criminal history are all taken into consideration when processing applications for tenants and co-tenants.*

*****PLEASE NOTE: Hidden Creek Apartments REQUIRE an in-person showing in order to be considered for rental of any property in the community*****

Occupancy Standards: A maximum of two Tenants, and/or one or more authorized Occupant(s) listed on the Lease Agreement, are permitted to reside in a bedroom, provided that the total number of people residing in the bedroom complies with applicable building and zoning code requirements. The current Virginia Building Code requires that each bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each person. For purposes of this paragraph, the term "Tenant" shall mean any person aged 18 or over who is required to be listed as a Resident on the Lease Agreement and an "Occupant" shall mean any person under age 18 and over age 2 required to be listed on the Lease Agreement.

ID: Proof of identification will be required for all individuals over the age of 18. The following documentation is acceptable: Social Security Card, Driver's License or ID Card Issued by a State/Territory, U.S. Government Issued ID, U.S. Passport, U.S. Passport Card, Permanent Resident Card or Alien Registration Card (Green Card), Work, Student or Immigration Visa

Source of Funds: We accept all sources of funds pursuant to all State, Federal and local laws and/or ordinances. Gross monthly source of funds must be at least three times the monthly rental amount, and it must be verifiable. Documentation supporting each source of funds will be required.

*****PLEASE NOTE: 720 FOLEY ROAD APARTMENTS: Rental units are rent-capped and income-restricted. The following income restrictions will apply for ALL applicants, and no exceptions are allowed to me made per the City of Harrisonburg. Income will not be more than 60% Area Median Income for the Harrisonburg Metropolitan Statistical Area (updated 5/15/2023) adjusted for family size, which is: (single) \$41,040 (couple) \$46,920 (couple+1 child) \$52,800. Applicants will also be required to meet Riner Rentals' other qualification criteria. *****

Employment: Paystubs, an offer letter, employment verification or other documentation supporting employment is required and must be current at time of move-in. If unemployed or retired, you must provide source(s) and proof of source of funds. **Self-Employment:** must provide previous year's personal income tax returns; people who hold jobs that are commission-based only, base salary plus commission, tips, or bonuses will be considered self-employed.

Credit History: FICO score of at least 650 is acceptable; between 600 and 649 will be cause for closer review; below 600 is unacceptable; applicants with bankruptcy within the last 7 years will be denied. If an applicant has no credit history at all, a review of verifiable income and rental history will be made, after which a double deposit or a guarantor may be considered. If there is no credit history (or insufficient credit history), and no rental history, application will be denied. Applicants with non-medical delinquencies within the last 2 years greater than \$1,500 are also denied.

*****PLEASE NOTE: Hidden Creek Apartments require a minimum credit score of 700 in order to meet minimum qualification requirements in that community*****

Guarantor Policy (if applicable): Source of funds must be at least five (5) times the proposed rental amount to be guaranteed. A FICO score of at least 600 is required; no previous eviction (within the last 7 years); non-medical delinquencies within the last 2 years greater than \$1,500 would be denied; or bankruptcy within the last 7 years would also be denied. **Please note that Guarantors for Students will not need to pay an additional fee, but there will be an application fee for Residential Guarantors.**

Rental History: If any applicant does not have a verifiable rental history, a double-deposit may be considered and/or required. The following will be grounds for denial: previous eviction (within the last 7 years); two or more late or insufficient payments within a year; two or more NSF checks within one year; more than one documented lease violation within a year; unpaid balances; foreclosure within the past 7 years.

Animals: All animals are subject to approval and are not permitted at every property. Per Federal Fair Housing law, all service/assistance animals will be allowed with proper documentation

Criminal History: We do not automatically deny applicants based on criminal history. However, criminal history may, at the discretion of the Landlord, be considered and may be used to determine whether applicant will be approved or denied based on the nature of offense and/or charge, whether the final disposition resulted in a guilty verdict or plea, and, the amount of elapsed time from the date of final disposition.

Crimes Against Persons:

- Assault related offenses (10 years)
- Homicide related offenses (10 years)
- Kidnapping/abduction related offenses (10 years)
- Sex related offenses (10 years)
- All other offenses causing a threat to the health or safety of a person (10 years)

Crimes Against Property:

- Arson related offenses (7 years)
- Robbery, larceny, or theft related offenses (person or property) (7 years)
- Burglary/Breaking and entering related offenses (7 years)
- Destruction/damage/vandalism of property (7 years)
- Extortion/blackmail related offenses (7 years)
- Fraud related offenses (7 years)
- Bad checks related offenses (1 year)
- Counterfeiting/forgery related offenses (1 year)
- Embezzlement/bribery related offenses (1 year)

Crimes Against Society:

- Illegal manufacture or distribution of a controlled substance (All years)
- Currently required to be registered on the Virginia and/or National Sex Offender and Crimes against Minors Registry (All years)
- Any terrorism related conviction (7 years)
- Any crime involving the use of a firearm, weapons, or explosives (7 years)
- Other drug or narcotics related offenses (3 years)

Riner Rentals reserves the right to deny any applicant currently undergoing investigation for any of the aforementioned crimes until the case reaches disposition.

Falsification of any information on the rental application, incomplete documentation, or failure to provide documentation will result in application denial. All information must be verifiable.

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