

**Magnolia Manor
SELECTION CRITERIA**

The selection criteria listed below explains Magnolia Manor' policy regarding standards that must be met in order to reside in our community. Magnolia Manor adheres to all Federal, state and local fair housing laws that forbid discrimination against any person because of race, color, religion, sex, handicap, familiar status or national origin. If you have any questions regarding our selection criteria, please do not hesitate to ask the Property Manager.

The following requirements must be met in order to reside at Magnolia Manor:

PRESENT AND PAST CREDIT REPORT – Application may be denied for any one (1) of the following:

- A. One (1) judgment not remedied.
- B. One (1) credit obligation which is three (3) or more months delinquent.
- C. One (1) personal bankruptcy within the past three (3) years.
- D. One (1) foreclosure of real estate.
- E. One (1) re-possession of material or personal property.
- F. One (1) suit not remedied or suits pending.

PRESENT AND PAST RENTAL HISTORY – Application may be denied for any one (1) of the following:

- A. One (1) history of having “Skipped” or been evicted from previous housing.
- B. Any repeated late payments within twelve (12) month period.
- C. A landlord reference returned, where the previous management has signed that resident was destructive to the apartment or surrounding public areas.

CURRENT INCOME – Any applicant may be denied if their gross monthly income, less any garnishments or other deductions, does not exceed three (3) times the monthly rent on the unit selected.

OCCUPANCY STANDARD - All applicants' household composition must not exceed two (2) persons per bedroom for the selected unit in order to maintain decent, safe and sanitary housing.