



WELCOME TO OUR COMMUNITY

In order to qualify for housing at a University Student Housing, LLC (“USH”) community, a potential occupant **MUST** meet the qualifications listed below on their own **OR** they **MUST** have a Sponsor Guarantor that meets income, credit, rental/mortgage and employment guidelines as listed.

Please note that these are our current rental criteria and that nothing contained in these requirements shall constitute a guarantee or representation by us that all occupants currently residing in our community have met these requirements.

Occupancy Guidelines

Occupancy in a USH Community is strictly limited to one occupant per bed space unless otherwise identified by the USH Community to accommodate double or triple occupancy standards for specific unit types. No minor children may occupy the same bedroom with the child’s parent or legal guardian, or any other recognized occupant of the community.

Enrollment Requirement

Applicant must be enrolled as a student at West Chester University or another pre-approved post-secondary institution recognized by USH, or will be a verified student meeting this requirement at the time of occupancy. Incoming students must be admitted by the West Chester University Office of Admissions with on-campus housing in order to be eligible to lease in a USH Community.

Age Requirement

Anyone of legal age in the state in which the community is located may apply for occupancy.

Income/Employment Requirement

Applicant’s or Sponsor Guarantor’s Monthly Gross Income must be at least three (3) times the total monthly rental rate. Applicant or Sponsor Guarantor must have a minimum of 1 year of continuous employment history.

Resident Requirement

Applicant or Sponsor Guarantor must have a minimum of 1 year of good continuous rental or mortgage history.

Social Security Number (SSN) or Individual Taxpayer Identification Number (ITIN) Required

Any resident or creditworthy guarantor that does not have a social security number (SSN) or individual taxpayer identification number (ITIN) must pay the total rent for the term in advance, which must be paid upon lease signing. Any occupant or Sponsor Guarantor with a social security number (SSN) or individual taxpayer identification number (ITIN), who does not have sufficient credit and cannot provide a credit-worthy guarantor, must pay the entire year balance in full to qualify for occupancy by July 1st.

Non-Refundable Fees

Application Fee \$200

Credit History

In the event that USH requires a credit screening, a Leasing Desk Score must be above 600 to qualify without an additional temporary monthly installment or a full year’s rent being required**. Unsatisfied Bankruptcies,

Judgments, and Tax Liens will result in an automatic denial. Satisfied and Unsatisfied Evictions, Foreclosures and Repossessions will also be an automatic denial. Any delinquent monies owed to a previous landlord will be grounds for denial of an applicant.

** If the Leasing Desk score is less than 600, a potential resident will be required to pay the following amounts:

550-599	2 month of rent in the form of a temporary monthly installment by July 1 st
500-549	3 months of rent in the form of a temporary monthly installment by July 1 st
499 or less	A full year's rent is due by July 1 st

Criminal Background Checks

The USH Community may perform a criminal background check on the resident. Applications will be rejected for felonies, deferred adjudications for a felony, crimes against persons or if the applicant has a juvenile record that includes any of these serious offenses. Any such offenses shall be grounds for denial of the application or termination of the lease should such offense occur after the approval of the initial application. Please note that this requirement does not constitute a guarantee or representation that occupants currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony, there may be occupants that have applied to reside in our community prior to these requirements going into effect. The background reports may include an Office of Foreign Assets Control ("OFAC") search for Specially Designated Nationals and Blocked Persons. The OFAC list is updated periodically as new individuals and entities are identified. The United States government has classified the individuals and/or entities on the list as potentially dangerous and a threat to national security.

Rejecting Applications

If an application is rejected, then USH shall return the Security Deposit, if a Security Deposit was required, and document reason for denial and send a denial letter to applicant. The Application fee (collectively, "Fees") is non-refundable.

University Student Housing, LLC adheres to the Fair Housing Law (Title VIII of Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulate that it is illegal to discriminate against any person with respect to housing because of race, creed, religion, sex, national origin, disability or familial status. University Student Housing is an Equal Housing Opportunity Community.