



RENTAL CRITERIA

Allen and O'Hara Education Services, Inc., supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status. All applicants and/or guarantors are subject to a criminal and/or credit check with approval through a third party applicant screening agency and follow the standards below to include, but not limited to:

We do not accept prospective residents currently on parole, probation and/or suspended sentence for any conviction, or who have been charged with, pled "guilty" or "no contest" to, and/or convicted of any felonies, certain misdemeanors, or any unlawful conduct involving a minor.

CITIZENS:

Complete a standard application form and lease agreement package.

Obtain an approved guarantor.

NON-CITIZENS:

Complete a standard application form and lease agreement package.

Obtain an approved guarantor.

Provide a passport.

I-20 verifying student status and proof of enrollment.

GUARANTORS:

The guarantor must be at least 25 years of age and preferably a family member.

The guarantor must reside in the United States. Approval is based upon a risk score which represents the relative measure of the credit risk associated with a given applicant.

DEPOSIT IN LIEU OF GUARANTOR:

Allen & O'Hara Education Services, Inc., will accept in lieu of guarantor requirements an additional refundable deposit of three (3) month's rent.

Please be advised that incomplete, inaccurate or falsified information will be grounds for dismissal. Any individual, who may constitute a direct threat to the health and safety of an individual, the community, or the property of others, will be denied.

