

Fair Housing Policies: Cotton Crossing Apartments

NOTE: If you are a disabled resident or household member of a first floor Kaylon, Madaline or West unit whose disability requires the use of a wheelchair, upon your request and at no charge to you, we agree to: (1) replace your refrigerator with a smaller one in order to accommodate your need to turn around in the kitchen; (2) lower your thermostat to 48” height to accommodate your reach; and (3) retrofit the unit so that it meets the design and construction requirements of the Federal Fair Housing Act to accommodate your accessibility needs.

1. **Fair Housing Policy** – We are absolutely committed to compliance with the fair housing laws. Different apartment communities may have different policies, provided that the policies do not violate fair housing laws. Fair Housing laws do not require equal treatment of all persons. Instead, they require that persons may not be discriminated against because of race, color, religion, sex, national origin, handicap, or familiar status. Under federal fair housing laws, rental housing owners may treat people differently for reasons other than those listed above, such as rental history, credit record, criminal history, income, current drug abuse, etc. Texas fair housing statutes and regulations are identical to federal laws. Local city ordinance may add other protected classes, such as age, student status, vocation, sexual preference, etc., which are not protected classes under federal and state law.
2. **Definition of Family** – Federal statutes and regulations define a “family” as follows: a family consists of one or two adult persons or custodians **PLUS** a child who must be (1) their natural or adopted child; (2) a child who they have legal custody of or are applying for legal custody of (e.g., guardian / ward or foster parent / child); (3) a child who is living with the adult(s) by written permission of the child’s parent(s) or custodian(s). A pregnant woman also is considered a family under the federal fair housing statute. A married couple without children living with them **DOES NOT** constitute a family.
3. **Occupancy Standards** – The maximum of two (2) people are allowed per bedroom (e.g., one bedroom – maximum of two (2) people; two bedrooms – maximum of four (4) people; three bedrooms – maximum of six (6) people. A child under six months of age at the time of move-in or lease renewal will not be counted in determining the number of persons living in a bedroom.
4. **Applications** – Each roommate, parent, and adult living in a unit must submit a separate rental application. A married couple may submit a joint application. In renting to roommates, all must be 18 years of age or older.
5. **Rental History** – Applicants owing another apartment community will not be approved for residency. Previous addresses must match the information provided on the application and all rental history will be verified.
6. **Income Requirements** – The gross monthly income must equal or exceed the rental amount by three (3) times the market rent. All income **MUST** be verified by a third party, pay stubs, tax returns, social security benefits letter, bank statements, interest / dividend income, pension, retirement funds, etc.
7. **Credit / Criminal Background Check** – Credit history will be checked on all applicants. Bankruptcies **MUST** be discharged and proof of discharge documents must be provided to management. Criminal records showing any of the following felonies are grounds for automatic rejection: murder, rape, molestation, kidnapping, assault, burglary, felony theft, robbery, arson, terrorism, drug sales, drug manufacturing, and parole violation. Criminal records showing any of the following are grounds for discretionary rejection: bad checks, DWI, embezzlement, manslaughter, misdemeanor drug use, possession of a prohibited weapon, all other non-violent crimes. Based on the credit and / or criminal search, applicants may be declined for residence by management.