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FAIR HOUSING GUIDELINES

Fair Housing Policy: Rent-LBK is absolutely committed to compliance with 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, familial status or disability. Under federal fair housing laws, it is legal and permissible for rental housing owners to treat persons differently for reasons other than those listed-above reasons including, but not limited to, rental history, credit history, employment history, and income. Fair housing statutes for the State of Texas are identical to federal fair housing statutes. Local fair housing ordinances may include additional classes not protected under federal law, but may not eliminate or change federally protected classes.

Definition of Family: Under Masten Group’s definition, the following individuals are considered family: (1) Your Spouse; (2) Your Parents; (3) Your Children; (4) Your Brothers or Sisters; (5) Your Grandparents.

Persons per Bedroom: The number of bedrooms required for apartment residents is based on how many persons may occupy each bedroom as stated below. An infant must be at least 12 months of age at the time of move-in or lease renewal to be considered an occupant. Applicants or guarantors must qualify for the amount of rent as stated below.

OCCUPANTS	MINIMUM # BEDROOMS	PORTION OF RENT FOR WHICH APPLICANTS MUST QUALIFY
Family Residents:		
One Adult	1	Entire monthly rent
Husband and Wife	1	Entire monthly rent. Husband and wife may qualify together.
Family of two	1	Entire monthly rent.
Family of three	2	Entire monthly rent. Husband and wife may qualify together.
Family of four	2	Entire monthly rent. Husband and wife may qualify together.
Non-Family Residents:		
Two Roommates	1	Each roommate or guarantor must qualify for one-half of monthly rent
Three roommates	2	Each roommate or guarantor must qualify for one-half of monthly rent
Four roommates	2	Each roommate or guarantor must qualify for one-half of monthly rent

Applications: Each roommate, each parent, and each adult who will be living in a rental unit must submit a separate application. Husband and wife may submit a joint application. All roommates must be at least 18 years of age.

Multiple Families Living in One Rental Unit: A single parent with children may live in the same rental unit with one other single parent with children only if: (1) the persons per bedroom does not exceed limitations listed above, and (2) each parent qualifies for at least half of the monthly rent. Non-family members (adult or minors) may live with a family only if: (1) the number of persons per bedroom does not exceed the limitations listed above, and (2) one applicant qualifies for the entire monthly rent or each separate party qualifies for one-half of the monthly rent.

Coronado Crossing will not discriminate against any person because of RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.