

BACKGROUND/CREDIT CHECK/RESIDENCY POLICY

BACKGROUND CHECK CRITERIA

Each person wishing to become a resident must fill out and sign a background and consumer credit form. Each individual applying for residency must not have been convicted as a sexual offender or of any violent offences. The applicant must not have had any felonies within the past ten (10) years.

CREDIT CHECK CRITERIA

The applicant must have a minimum credit score of Six Hundred Fifty (650) or above. Grand Horizons obtains the FICO score through Experian. The Applicant must not have had any tax liens or judgments that have not been resolved.

RESIDENCY CRITERIA

Residency requirements are set out in our corporate documents, namely, bylaws and/or rules passed and adopted for residents

Minimum age requirements: One resident must be 55 years of age or older and no other person in the household can be less than 40 years of age. (See background investigations and/or credit check procedures for other criteria and/or exceptions.)

ALL of the above confidential criteria will be reviewed by the community manager who will make recommendation(s) to the Board of Directors or a committee appointed by the board who will have final decision making as to the approval or denial.

APPROVED

DENIED

Any exception(s) MUST be made and approved by the Board of Directors or a committee appointed by the board. A written explanation of the exception(s) must be attached or included below.

All applicants must read and accept the rules and regulations prior to taking residency.

Applicant has the right to appeal a decision with the Board of Directors in writing within 30 days.

Applicant: _____

Lot #: _____ Address: _____