

QUALIFICATION STANDARDS
For Prospective Student/Faculty Package Residents
Avalon La Jolla Colony

Fair Housing

AvalonBay complies with the Federal Fair Housing Act. AvalonBay does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, federal or local fair housing laws.

Applications

Each applicant that is 18 years of age or older must complete an application, be qualified by AvalonBay in accordance with these qualification standards and sign the lease agreement. Applications are to be completed in full. Applications containing untrue, incorrect or misleading information will be declined. Each applicant is evaluated based on a number of factors as specified below.

NOTES:

1. All applicants must have a valid photo ID to tour AND to obtain keys/fobs for move in. Driver's license, age of majority card, Passport or military ID are accepted IDs. Other state issued photo IDs may be accepted after review. IDs are reviewed and documented only. Expired documents are not considered valid.
2. Emancipated minors presenting court appointed documentation are eligible to qualify if they meet the qualifying criteria.
3. *All quick move-ins (within 5 days of application) must pay all move-in fees and the first month's rent with certified funds (cashier's check or money orders only) directly to the community. The certified funds must be verified before move-in.*
4. *All applicants that receive an Accepted with Conditions recommendation must pay all move-in fees and first month's rent with certified funds (cashier's check or money orders only) directly to the community. The certified funds must be verified before move-in.*
5. *All applicants that receive an address or SSN alert when screened will be required to provide documentation to clear the alert.*

Verified Student or Faculty Status

- *In order to qualify for the Student/Faculty Package, each applicant that is 18 years or older must provide acceptable evidence of full-time student or employment status at an accredited institution of higher learning.*

Rent/Mortgage Payment History

- Outstanding rental balances at an AvalonBay Community will result in a declined application

Identity Verification

- All applicants must successfully pass an identity verification process in order to complete the application.

Roommates

Each resident and Guarantor are jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

Affordable Housing Program/Below Market Rent Programs

Applicants for the Affordable Housing Program/Below Market Rent Program (if applicable at this community) must be qualified based on the governing authority's income classifications. The income ranges are derived from the maximum low/moderate income. Please reference the Affordable Housing Rent/Income Guidelines to determine eligibility. Affordable Housing Program/Below Market Rent Program guidelines supersede these Qualification Standards.

Occupancy Guidelines



- Governed by state, city, and local ordinances. In the absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be a maximum of two (2) residents per bedroom plus one. Residents under the age of 18 months will not be considered in the occupancy guidelines.
- An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 50% of the time.
- Studios, maximum occupancy two (2) residents.
- Lofts/dens are not considered bedrooms.

Housing Choice Vouchers

This community accepts Housing Choice Vouchers.

