



## **RENTAL CRITERIA – By the Bed**

EdR 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.

We do not accept prospective residents currently on parole, probation and/or suspended sentence for any conviction, or who have pled “guilty” or “no contest” to, and/or have been convicted of any felonies, misdemeanors (including theft, burglary, pornography, physical assault, indecent exposure, sexual misconduct), or any unlawful conduct involving a minor.

We do not accept prospective residents or guarantors with existing debt to any EDR property.

The occupancy guidelines set forth by SouthSide Commons limit occupancy to full or part time undergraduate or graduate students enrolled at Lehigh University and individuals participating in or attending events at, or sponsored or sanctioned by, the University on a temporary, non-academic year basis. Proof of enrollment or other association with Lehigh University is required.

### **FUTURE RESIDENTS:**

Complete a standard application form and lease agreement package.  
Obtain an approved guarantor.

### **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.

### **SECURITY DEPOSIT:**

EdR will accept a security deposit of one (1) month’s rent if an approved guarantor cannot be provided.

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.

The Fair Housing Amendments Act of 1988 prohibits the discrimination against families with children under age 18 with regard to the rental of residential buildings. We accommodate families with children under the age of 18 in accordance with the Fair Housing Amendments Act of 1988.

The occupancy guidelines set forth by EdR limit occupancy to one person (plus an infant under the age of 6 months upon occupancy) per bedroom unless the unit is designed for double occupancy; except that families may reside in EdR communities so long as they execute lease agreements for all beds in any given apartment or suite, with no more than two persons plus one infant under the age of 6 months upon occupancy per bedroom.

The exception to this policy is that one bedroom units and studio apartments are rented as units, rather than by the bed. Therefore, the occupancy requirement is no more than two persons plus one infant under the age of 6 months upon occupancy per unit.