



THE ELLA

LUXURY RESIDENCES

Resident Screening Standards & Application Requirements

The Ella Luxury Residences

Welcome

Welcome to The Ella Luxury Residences. Our goal is to provide a clean, quiet, professionally managed living environment where all residents are treated fairly and respectfully in accordance with all applicable federal, state, and local fair housing laws.

All applications are evaluated using consistent screening criteria focused on financial responsibility, rental history, lease compliance, resident conduct, and overall community fit.

Submission of an application does not guarantee approval.

Application Requirements

Each applicant 18 years of age or older must complete a separate rental application and provide all required supporting documentation.

Incomplete applications will not be processed.

Required documentation may include:

- Government-issued photo identification
- Proof of income
- Employment verification
- Recent pay stubs and/or bank statements
- Previous landlord information
- Pet documentation (if applicable)

Applications containing false, misleading, or incomplete information may be denied.

The Ella Luxury Residences

Income Requirements

Applicants should generally demonstrate gross monthly household income of at least two (2) times the monthly rent.

Income must be verifiable through acceptable documentation, which may include pay stubs, tax returns, bank statements, retirement income documentation, or employment verification.

Self-employed applicants may be required to provide additional documentation.

Credit & Financial Review

Credit history will be evaluated as part of the overall application review process.

Factors that may be considered include payment history, housing-related collections, outstanding utility balances, bankruptcies, judgments, debt obligations, and overall financial responsibility.

A favorable credit score alone does not guarantee approval.

Rental History

Applicants should demonstrate positive rental or ownership history, including timely rent payments, lease compliance, respectful conduct toward neighbors and management, and proper care of previous residences.

Prior evictions, unpaid landlord balances, repeated late payments, lease violations, property damage, disturbance complaints, or unauthorized occupants may negatively affect eligibility.

Background Screening

Background screenings may be conducted in accordance with applicable laws.

Any criminal history will be evaluated individually and may include consideration of the nature and severity of the offense, time elapsed, rehabilitation, resident safety, and property protection.

Occupancy Standards

Occupancy limits are based on local housing guidelines, unit size, and safety considerations.

Only approved occupants may reside in the apartment. Unauthorized occupants, long-term guests, Airbnb activity, subleasing, or short-term rental use are strictly prohibited.

Pet Policy & Animal Care Standards

Pets are subject to approval and additional fees, documentation, and community guidelines.

Residents are expected to maintain proper control and care of their pets at all times.

The following may result in denial or lease violation:

- Aggressive animal behavior
- Repeated noise disturbances
- Excessive barking or howling
- Failure to clean up after pets

- Damage caused by pets
- Neglect or unsafe treatment of animals

Dogs that create repeated noise disturbances or interfere with the peaceful enjoyment of other residents may not be permitted.

Community Standards

The Ella Luxury Residences is intended to provide a peaceful, respectful, and professionally maintained residential environment.

Residents are expected to respect neighbors and shared spaces, maintain cleanliness and sanitary living conditions, comply with noise policies, communicate respectfully with management and vendors, and follow all lease terms and building policies.

Repeated disturbances, disruptive behavior, excessive noise, or conduct that interferes with the comfort and safety of other residents may result in lease enforcement action.

Non-Smoking Policy

Smoking of any kind, including cigarettes, cigars, vaping products, and marijuana, may be restricted or prohibited within apartments, hallways, and common areas in accordance with property policy and local law.

Equal Housing Opportunity

The Ella Luxury Residences is an Equal Housing Opportunity provider and complies with all applicable federal, state, and local fair housing laws.

All applicants are evaluated using consistent screening standards applied equally to every applicant.