

733 6TH STREET, S.E., WASHINGTON, D.C. 20003
PHALANX ASSOCIATES, L.C.

Availability	Applications, which must be accompanied by applicable application fee(s), will be processed on a first come, first served basis and subject to the availability of housing requested. Rental Rates are subject to change without notice.
Rental Appls.	Application for Occupancy must be fully completed and maintained for each legal adult prospective resident who will be living in the apartment and/or contributing to the payment of rent. Any false information will constitute grounds for rejection of application and lease may, in turn, be nullified.
Evaluation	As a means of evaluating credit, the following information is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score, we may choose to accept or reject an applicant, or seek additional requirements for approving the application. These requirements may include, but are not limited to, additional documentation of income or employment, additional rental references, or an additional deposit.
Qualifying Standards	Residence: Up to 24 months of rental history may be verified on present and previous residence(s). A positive record of prompt monthly payment, having met terms of prior rental agreements, sufficient notice, and no damage is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution. In some instances, a lengthier period than 24 months, up to 36 months, if/as deemed appropriate by Phalanx Associates, L.C. may be verified on present and previous residence(s).
Credit Report:	An unsatisfactory credit report can disqualify an applicant from renting an apartment at this building. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report (but will not be told the contents of the credit report.) An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.
Employment:	Stable employment record and income verification may be required. In order for an applicant to be approved, he/she/both must generally earn 3.0 times the monthly rent. Acceptable income verification if required may include: a paystub; a letter from the employer; the most recent W-2 form; or, for self-employed applicants, a copy of the most recent tax return or certified verification from his/her company accountant or bank; for Diplomats, an Embassy letter of guarantee that includes salary in US dollars.
Criminal Background:	Grounds for rejection of an applicant or occupant may include, but are not limited to, any felony conviction or arrest record. We also do not lease to applicants with certain misdemeanor arrests and convictions. Verification through state or D.C. public records. To the greatest extent allowable under Washington, D.C. and/or federal law, Phalanx Associates, L.C. also does not lease apartments to individuals, who possess a gun (handgun or otherwise), other than Washington, D.C. and/or federal law enforcement personnel, for which same is required as a condition of their employment.
Co-signers/ Guarantors	In the event a guarantor/co-signer is required, he/she must complete an Application for Occupancy and meet all income and qualifying standards. A guarantor/co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.
Subletting:	Subletting is expressly prohibited without the prior written consent of management.
Application Fee	An application fee of Seventy-Five Dollars (\$75.00) is due in conjunction with the application if application is for one individual, or One Hundred Dollars (\$100.00) if application is for two individuals (or an individual and a co-signer). In the event an application(s) is not processed in light of a prior application having been accepted, fee will be returned to applicant.
Occupancy Standards	Phalanx Associates, L.C. complies with all occupancy standards, and changes thereto, set forth by Washington, D.C. code and law and/or federal law, as appropriate in Phalanx Associates, L.C. sole discretion.

Roommates

Each person must complete an application and will jointly qualify for the apartment. Each is fully responsible for the entire rental payment, and each must execute the Lease Agreement and its supporting documents.

**Wash., D.C. /
Federal Law**

Notwithstanding all/any above noted guidelines, above-referenced guidelines will be, as appropriate, superseded and subject to District of Columbia and federal law, as appropriate in Phalanx Associates, L.C. sole discretion.