

WINDSOR PACIFIC PROPERTY MANAGEMENT FAIR HOUSING PRACTICES

Windsor Pacific Property Management prides itself in offering Equal Housing Opportunity and in abiding by all Fair Housing Laws.

As a new Property Owner with WPPM, following are the Resident Approval Criteria used by WPPM.

1. The resident(s)' household gross income must be at least 3 times the monthly rent.
2. Resident(s) must have verifiable rental history of at least one year in good standing. Prior eviction(s) or unlawful detainer(s) automatically disqualifies any applicant.
3. Verifiable work history of at least one year.
4. Credit history in good standing.

WPPM uses National Tenant Network to run the credit reports and the Tenant Performance Reports. The credit report is provided by Experian (formally TRW). The Tenant Performance Report is a search for unlawful detainers/evictions on the applicants. This report is extremely important to the screening process since unlawful detainers may not necessarily be reported on regular credit reports, unless a Money Judgment has been filed with the courts.

FAIR HOUSING:

As amended in 1974 and 1988, the Fair Housing Act protects all persons (citizens and non citizens) from discrimination on the basis of:

Race
Color
Religion
National Origin
Sex
Handicap
Familial Status

Occupancy Standards:

Although HUD has avoided assigning a definitive list of occupancy criteria or standards, in California, it is not unusual to follow the "2 persons per bedroom + 1" rule. For example, in a 2 bedroom dwelling, the occupants can total 2 times 2 bedrooms = 4 + 1 = 5 (total allowed occupants). WPPM has complied with "2 persons per bedroom" only. Since there is no written rule, a property management company can use this calculation provided it is consistent and all managed properties fall under the same policy.