

The Adams Fair Housing Policy

The Adams Apartments (“The Adams”), including its employees, is committed to following the letter and spirit of the Federal Fair Housing law by respecting the diversity and differences within our customer base by providing equal professional service to all, without regard to race, color, religion, sex, handicap, familial status, national origin or other protected status.

The Adams, including its employees, is also committed to following the letter and spirit of the Oklahoma Fair Housing Act, by respecting the diversity and differences within our customer base by providing equal professional service to all, without regard to race, color, religion, national origin, sex, familial status, or disability.

The Adams, including its employees, is also committed to following the letter and spirit of the City of Tulsa fair housing ordinances, by respecting the diversity and differences within our customer base by providing equal professional service to all, without regard to race, color, religion, national origin, sex, familial status, disability, sexual orientation or gender identity.

The Adams is committed to keeping informed about fair housing laws and practices, and will not tolerate non-compliance.

Non-discrimination Statement

The Adams complies with the letter and spirit of the Fair Housing Act, the Oklahoma Fair Housing Act, and City of Tulsa ordinances that prohibit housing discrimination to certain persons under each law. No qualified person will be denied housing or otherwise discouraged from obtaining housing at The Adams because of his/her status under these laws.

The Adams Screening Policy

The Adams, including its employees, is committed to following the letter and spirit of all federal, state and local fair housing laws by respecting the diversity and differences within our customer base by providing equal professional service to all, without regard to race, color, religion, sex, handicap, familial status, national origin or other protected status contained in state or local statutes.

The Adams reserves the right to approve or deny any application whereby the following criteria is not met.

The Adams requires all residents 18 years of age or older to apply for residency. In an effort to help you understand the manner in which we evaluate your qualifications to become a resident and to assist you in determining for yourself whether you qualify prior to submitting an Application for Residency, the following are The Adams’ basic policies and procedures.

Any person of legal age may submit an Application for Residency. Each application will be evaluated in a fair and uniform manner based on credit worthiness, including but not limited to income stability, negative rental or credit history. Only the applicant's status regarding these issues will be evaluated. The Adams will not take into account any status protected in its Fair Housing Policy.

The Adams cannot enter into a lease, accept rent payments or security deposits until 5 days after the receipt of required disclosures and the prospective resident's review of the Rent/Fee Schedule and the current Rules and Regulations.

In this regards, The Adams requires the following:

Identification

All applicants 18 years of age and older must provide identification in order to verify the identity of the applicant. If identification is provided in the form of a government issued photo I.D., The Adams will not keep a copy. If no photo identification is available, an applicant must provide sufficient proof to verify identity.

Application

Everyone 18 years of age and older must complete and sign The Adams' standard residency application. In the event an applicant has a guarantor, the guarantor must file a joint application, follow this policy and agree to its terms. Incomplete or falsified applications will not be accepted for further processing.

- Large print applications are available upon request.
- The Adams charges a \$15 fee for all applications.
- If the application meets all guidelines, The Adams will accept the application and proceed to consider the applicant's qualifications for residency.

Income Verification

Once an application has been accepted, the applicant must provide an employment history and sufficient proof of current income, including but not limited to two recent pay stubs, a letter offering the applicant employment, bank statements, etc.

Residence Verification

Once an application has been accepted, the applicant must provide a listing of places the applicant has resided over the previous five (5) years, and include any instances where the applicant has been evicted from that particular residence.

Credit Verification

Once an application has been accepted, The Adams will run a credit check on the applicant.

Following a review of the information provided above, The Adams will notify the applicant whether the application was approved or denied. Availability of units is based upon first approved/first served basis.

Criminal Background Check

Once an application has been accepted, The Adams will run a criminal background check on the applicant. Any criminal conviction less than ten (10) years old or any pending conviction stemming from events that occurred within the past five (5) years for offenses that may be reasonably determined to pose a threat to The Adams' premises, to any employee or their property, or to any tenant or their property, including but not limited to murder, rape, sexual assault, battery, arson, vandalism, burglary, robbery or larceny will be a disqualifying factor for residence at The Adams.