



Legacy Residential Group – Qualifying Criteria for Residency

Fair Housing

Legacy Residential Group Management provides housing on an Equal Opportunity basis. We do not discriminate based on race, religion, color, sex, familial status, national origin, or handicap. We also comply with HUD's final rule ensuring access to housing regardless of sexual orientation or gender identity.

Occupancy

Occupancy is generally defined as two persons per bedroom plus one. Infants up to thirty-six (36) months of age are not considered for occupancy purposes.

Application Standards & Process

Application for Residency

Each applicant 18 years of age or older must submit a complete residency application. A valid government-issued photo ID is required (Driver's License, Passport, Work Visa [I-94], or Resident Alien Card). Application fees, if applicable, must be paid before processing.

Live Local Program – Mandatory for Residency

Legacy Residential Group participates in Florida's Live Local Act (Senate Bill 102). As a condition of residency, all applicants and household members are required to qualify under this program.

To proceed with your application:

You must scan the QR code below and upload your required income documents to the Leverage Live Local portal.

This step is mandatory.

If you do not complete this step, or if your household does not qualify under the program, your application will be automatically denied.

Required Documentation

Each household member must provide proof of income. Acceptable documentation includes, but is not limited to:

- IRS Form 1040 – Record of Account or Tax Return Transcript (2023 onward)
- Form SSA-1099
- Verification of Non-Filing Letter

If none of the above are available, alternative documents may be submitted, such as:

- Six (6) weeks of most recent paystubs

- W-2
- Employment verification letter
- Three (3) months of bank statements
- Social Security benefits letter
- Pension or retirement income statement

Important: Affidavit of No Income Requirement

If any household member does not earn income, they must submit a completed Affidavit of No Income.

If the non-income earner is under 18 years of age, they must submit the Affidavit of No Income for a Minor.

These affidavits are required as part of the Live Local qualification process. Failure to submit them will result in automatic application denial.

Scan the QR Code Below to Access the Portal and Upload Documents:



If you need assistance, please contact your Property Manager or email: info@leveragelivelocal.com

Income Restrictions for the Live Local Program – Miami-Dade County

To qualify, your total household income must fall between 2x the monthly rent and the maximum limits outlined below. Households outside of this range will not be eligible for residency.

1 Bedroom Unit

- **Maximum Annual Income:**
 - 1-Person Household: \$104,160
 - 2-Person Household: \$118,920
 - 3-Person Household: \$133,800

2 Bedroom Unit

- **Maximum Annual Income:**
 - 1-Person Household: \$104,160
 - 2-Person Household: \$118,920
 - 3-Person Household: \$133,800
 - 4-Person Household: \$144,680
 - 5-Person Household: \$160,680

Benefits of the Live Local Program

- Stable, income-based rental rates
- Long-term housing security
- Strengthened communities with equitable housing access

Employment & Income History

Applicants must meet a minimum income requirement—typically 2x the monthly rent—and provide verification through:

- Recent pay stubs (minimum of 6 weeks)
- Most recent federal tax return (IRS Form 1040)
- W-2, bank statements, or employer verification
- Self-employed applicants must provide a tax return, 6 months of bank statements, and a letter from their accountant

If the income requirement is not met, a guarantor may be accepted. The guarantor must earn at least 5x the rent in verifiable income.

Criminal Activity Screening

Applications will be denied for any applicant or household member with a disqualifying criminal record, including but not limited to:

- Drug-related evictions or convictions
- Current or repeated illegal drug use
- Conviction crimes against persons
- Registered sex offender status
- Felony or serious misdemeanor convictions (based on the nature and date of offense)

All applicants are subject to a criminal background check prior to move-in.

Additional Standards and Acceptance Criteria

Applicants must demonstrate the following:

1. Good Rental History
 - Compliance with rules and lease terms
 - Respect for neighbors and community
 - Consistent on-time payment of rent and utilities
2. Good Housekeeping
 - Cleanliness and care that do not pose health or safety risks or cause damage
3. Good Credit History
 - A satisfactory history of meeting financial obligations
 - Credit reports may be reviewed and scored based on predictive indicators of rental payment performance
4. Good Criminal Record
 - No history of criminal behavior that would endanger the health, safety, or peaceful enjoyment of the community

Rejection Criteria May Include (but is not limited to):

- False or misleading application information
- Delinquent rent or utility balances
- Poor credit history (e.g., bankruptcies, unpaid judgments)

- Violent, disruptive, or unsafe behavior
- Disqualifying criminal background

Application Disclaimer

Good faith deposits are conditionally refundable. If your application is approved, the deposit will be applied toward your security deposit. If you withdraw your application after 24 hours and screening has begun, the deposit will not be refunded. In all other cases, the deposit will be returned.

I have been given the opportunity to ask any questions regarding these qualifying criteria. By signing below, I/we certify that we have read and received a copy of this document.

Signature of Head of Household _____ Date _____

Signature of Co-head of Household _____ Date _____

Management Agent _____ Date _____