Kensington Court
Information Sheet
Kansas City, MO (Clay County)

Welcome to **Kensington Court**.

Currently, rents charged by bedroom are:

Bedroom Type	Market Rent Renewal	Tax Credit Renewal *
2	$1100.00	$963.00
3	$1299.00	$1102.00

* Maximum annual renewal will increase 7% of the resident's current rent. – 10.5% for 2024

Qualification Standards:

1. **RENTAL HISTORY**

Negative Rental History that includes evictions with outstanding balances, damage charges, or outstanding current rent may result in denial, based upon a formal credit check scoring model received through REAL PAGE, Inc.

2. **CREDIT HISTORY**

Should have good/acceptable recent credit history, based upon a formal credit check received through REAL PAGE INC.

3. **CURRENT JOB STABILITY/INCOME VERIFICATION**

Household must have verifiable monthly income of at least 3 times the household's share of the total monthly rent. Households will never be required to have verifiable income in excess of 3 times the household's share of rent payable to the owner of the development. Any minimum income requirement will only be applied to the portion of the rent the prospective household would pay, provided, however, that if Section 8 pays 100% of the rent for the unit, the prospective household must provide proof of ability to pay daily living expenses such as required utilities.

4. **CRIMINAL HISTORY**

A criminal records check will be processed through a scoring model received from REAL PAGE, Inc. A history of criminal activity involving crimes of violence to persons or property or a record of other criminal acts that could adversely affect the health, safety or welfare of other residents, including conviction of crimes for theft and drugs, will result in denial of the application. This includes all felony convictions.

Maximum Occupancy Limits
The Maximum Occupancy for a (2) Bedroom Apartment shall be (4) persons.
The Maximum Occupancy for a (3) Bedroom Apartment shall be (6) persons.

All Residents must have an approved application prior to moving into an apartment.

This institution is an equal opportunity provider and employer
Drug-Free Workplace