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OCCUPANCY STANDARDS (rev. June 17, 2010)

The term “Occupancy Standards” refers to the number of persons living in the unit as tenant, cotenant or household member as per the most current Tenant Certification. Guests are allowed but must be reported in accordance with the terms of the lease for the unit. Any subsequent person(s) that wish to be added to the Tenant Certification must be determined eligible and not violate the Occupancy Standards for the apartment.

The minimum number of persons living in a unit is one (1) person per bedroom. For the purpose of minimum number of persons the following are considered as part of the household but will not be added on the Tenant Certification unless/until becoming a permanent member of the household:

1. An unborn child is counted as a person. [once born, the child will be added to the Tenant Certification]
2. In certain legal circumstances (i.e. child custody, child in need of care) if the tenant/prospective tenant is attempting to gain legal custody of a child and requires a larger apartment than he/she would normally be allowed under these standards in order to be eligible to gain such custody, the tenant/prospective tenant will be eligible for the same apartment size as if the tenant/prospective tenant has already been awarded legal custody. This is subject to documentation from credible source (letter from attorney, copy of court order, instruction from SRS, etc.). [If residential custody/parenting time is gained, the child will be added to the Tenant Certification]
3. A minor family member with whom the tenant or co-tenant has an established pattern of visitation at least two (2) overnight visitations per month, is counted as a person. To qualify, the need for the extra room will need to be documented. Examples of this would be :
 - a. sworn statement from person with residential parenting time (previously known as custodial parent)that the child will be housed overnight in the apartment at least two (2) nights per month;
 - b. court order stating that non-residential parenting time or visitation is ordered for more than occasional times;
 - c. Other verifications may be accepted on a case by case basis
4. In the situation that at least two (2) overnight visitations are not currently occurring but visitations are occurring in anticipation that they will become overnight visitations, the visitations will be treated as if they are overnight visitations.
5. An adult member of the household provides unpaid care for a non-resident family member frequently and it is established that the extra room is necessary. Necessity may include a bed for “sleep times” such as child care during a “second shift” or “third shift” job.

A prescribed extra room for health reasons (for example, overnight aide, exercise equipment necessary for aid in an established disability, storage of equipment necessary for an established disability) is counted as a person

The maximum number of persons living in a unit is two (2) persons per bedroom. For the purpose of maximum number of persons, one child 48 months of age and below per bedroom are not counted.

Any time the situation changes to the extent that the tenant household is no longer qualified to live in the apartment under the Occupancy Standards in effect at that time, the household will be required to move to an apartment of correct size in accordance with those Occupancy Standards.