Qualifying Criteria

The Company and this community comply with all federal, state and local regulations regarding Fair Housing for all applicants and residents.

Occupancy Standard

Two persons maximum per bedroom. (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law.)

Age Requirements

Leaseholders must be at least 18 years of age. All persons aged 18 years or older are required to submit an application for approval.

Identification Verification

Applicant(s) hereby consents to the management company sharing Applicant's nonpublic personal information for the purpose of management receiving identity verification in connection with the application. All Prospects and Tour Guests aged 18 and older must provide current valid ID to be scanned and verified in order to tour the Community. Additionally, each Leaseholder and Adult Occupant must present current valid ID at the time of move-in to be scanned and verified before keys will be issued.

Non-U.S. Citizens

All applicants aged 18 and older who are non-U.S. citizens must complete the Supplemental Rental Application for Non-U.S. Citizens and provide one of the following documents (must be current): Form I-551 Permanent Resident Card; Form I-766 Employment Authorization Document; Form I-94* Global Entry Form; or USCIS receipt for replacement of a listed document with verification by USCIS of entitlement to said document. **Passport and Visa is required in addition to providing Form I-94.*

Credit

Our credit screening agency evaluates credit history and, outside of pandemic era limitations, unsatisfactory credit may disqualify an applicant from renting an apartment home at this community. Unsatisfactory credit may include past or current bad debts, evictions, late payments, etc. Bankruptcies and foreclosures will be evaluated as part of the overall credit status.

Previous Residences

Outside of pandemic-era limitations, positive rental history within the past two years is required for standard acceptance. No evictions within the past two years will be acceptable. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application.

Income/Employment Requirements

The gross monthly income, on average, must equal 3x the monthly rental amount, or the applicants' portion of the monthly rental amount when there is a government subsidy. The income requirement may be modified if required by federal subsidy or financing programs. All prospective Leaseholders must present evidence of current employment. If not employed, evidence of regular income must be provided such as retirement, etc. A letter of intent to hire from the employer should be provided if employment has not yet begun.

Guarantor for Income Requirements

A guarantor is permitted only when the income requirements are not met. The Guarantor must be a U.S citizen, make at least 5x the monthly rent, and have established credit.

Income/Employment Verification

All income sources require supporting documentation and verification.

Online Verification — Prospective residents applying online will have the choice of uploading a recent paystub (within the last 30 days) or providing access to banking data for automated verification as part of the online application process. If self-employed, access to the applicant's banking data must be provided or the applicant's previous year's tax return and most recent bank statement must be submitted. The applicant's three most recent bank statements must be submitted in place of the previous year's income tax return if self-employed for less than one year.

Manual Verification — Prospective residents applying in person or unable to complete online will require manual verification. A bank statement is not an acceptable form of proof of income for manual verification. Prospective leaseholder(s) must provide current original paycheck stubs (within the last 30 days) reflecting at least 30 consecutive days of employment and/or an offer letter of future employment. If paycheck stubs are submitted to us electronically, bank statements supporting the paycheck stubs must also be provided. If self-employed, the applicant's previous year's tax return and most recent bank statement must be provided. The applicant's three most recent bank statements must be provided in place of the previous year's income tax return if self-employed for less than one year.

Security Deposit Requirements

All leases require a standard deposit, or approved deposit alternative, if qualified. A prospective Leaseholder with unsatisfactory credit findings, no established credit history, or no established rental history may require an additional deposit or, if qualified, an approved deposit alternative. The standard security deposit amount, or full amount of approved security deposit alternative if qualified, will be due within 48 hours of notification of approval to hold the selected apartment off the market. Any additional security deposit amount required as a condition of approval will be due by the move-in date.

Criminal

Our evaluation includes criminal background screening. It is possible your application may be denied due to criminal convictions.

Renter's Insurance

Leaseholder(s) must present evidence of Liability Renter's Insurance including coverage for Personal Liability for $100,000 and a minimum of $10,000 Personal Property. The policy must include the "Property Name" listed as an "Additional Interested Party" with the specific address provided by the property. The policy must remain in effect for the duration of residency in the unit.

Non-Smoking Community

Smoking anywhere inside the dwelling unit, all buildings of the apartment community as well as all other areas in and around the perimeter is strictly prohibited. This applies to all residents, occupants, as well as guests. "Smoking" refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or any substance while it is burning, lit, vaporized, or ignited.

Animals

A maximum of 2 animals are allowed per apartment. Aggressive dogs or any dog with a bite history will not be accepted.

Date or Unit Number Changes

Any changes to the lease term, move-in date or apartment home selected may result in an adjusted rental rate. If applicable, the income requirements must be met for the new rental rate.

Signature of Applicant	Date	Signature of Applicant	Date
Signature of Applicant	Date	Signature of Applicant	Date
Signature of Applicant	Date	Signature of Applicant	Date
Signature of Owner's Representative	Date		

EQUAL HOUSING OPPORTUNITY

Revised 03/07/2023