

Equal Housing: This community does not discriminate on the basis of race, color, age, sex, religion, handicap, familial status, sexual orientation, national origin, or gender identity.

Identification: All applicants must present a current photo ID issued by a state or government authority (State Issued Driver's License, State Issued Photo Identification Card, Current Passport, Current Military ID Card, or VISA issued by the US Immigration and Naturalization Services). A copy of all applicants' photo ID's will be made and retained at the time of applying and moving in.

Occupancy: Roommates - 2 persons per bedroom only. A maximum of two persons per bedroom per apartment home. Whenever the addition of one or more minors to the household causes it to exceed the occupancy standards, the household may remain in the unit through the end of the current lease or up to twelve (12) months, whichever is greater. At that time, the household must move to a larger unit or, if none is available, will have to move from the property. Example: Studio = 2 persons; 1 bed = 2 persons; 2 bed = 4 persons; 3 bed = 6 persons.

Rental History: Up to 2 years/24 months of rental and/or mortgage history may be verified on the present and previous residences. Applicants may be denied for any of the following: five (5) or more late rental payments within the previous 12 months, three (3) or more non-sufficient funds (NSF) occurrences within the previous sixty (60) months, rental related write-offs exceeding \$100 within the previous eighty-four (84) months, negative residency verifications, including eviction, skip, lease violations, property damage, or falsification of application information.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. All applicants are subject to a credit screening review through the community's third-party screening provider. Credit results will be as follows:

- Limited Established Credit – Approved
- No Established Credit – Approved with Conditions (Additional Security Deposit)
- Minor Credit Risk – Approved
- Moderate Credit Risk – Approved with Conditions (Additional Security Deposit)
- High Credit Risk – Approved with Conditions (Additional Security Deposit)
- Severe Credit Risk – Declined

Medical debt and student loan debt are excluded from credit scoring consideration.

Income: Applicants must have verifiable income documentation. Household income will be evaluated using a rent-to-income ratio. Household gross income must equal at least three (3) times the amount of rent.

- Rent to income ratio of 33% or less – Approved
- Rent to income ratio greater than 33% - Approved with a qualified Lease Guarantor

Acceptable income verification may include pay stubs, employment offer letters, employer verification, tax returns, bank statements, proof of assets, retirement income documentation, or other documentation deemed acceptable by management.

Co-Signers/Lease Guarantors: This community may or may not permit co-signers/guarantors. A Co-Signer/ Lease Guarantor and/ or Additional Security Deposit may be required upon evaluation of rental applications(s). Co-Signers/Lease Guarantors must reside in the US. Co-Signers/Lease Guarantor must demonstrate verifiable gross monthly income equal to at least five (5) times the monthly rent. Qualification will be based on the proposed rent amount for the applicant's apartment as well as the Co-Signer/Lease Guarantor's existing housing obligations and overall debt obligations. Only one Co-Signer/Lease Guarantor per apartment.

Non US or US Citizens without a SSN or ITIN: Applicants must provide an I-94, I-94W (Immigration arrival and departure approval to be in the US) or an I-20 (International Student approval to be in the US). The lease end date cannot extend past the date the applicants are approved to be in the US. Applicants must pay one (1) month's additional deposit equivalent to one (1) month's market rent. Applicants must also provide proof of verifiable income. A qualified Co-Signer/Lease Guarantor that resides in the US is required.

Criminal Background Check: All applicants are subject to criminal background screening and Office of Foreign Assets Control (OFAC) review. Applicants appearing on the National Sex Offender Registry will be denied. Criminal history will be evaluated in accordance with the community's criminal screening criteria, including the nature, severity, and recency of any criminal offenses. Screening determinations will be made through the community's third-party screening provider and in compliance with applicable federal, state, and local laws.

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

Civil Court History: Applicants may be denied for:

- One (1) or more monetary judgments related to housing obligations exceeding \$100 within the previous eighty-four (84) months
- One (1) or more possession judgments, unlawful detainers, or evictions within the previous eighty-four (84) months