



STATEMENT OF RENTAL POLICY

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS AND OCCUPANTS 18 YEARS OF AGE OR OLDER, AND A NON-REFUNDABLE APPLICATION FEE PAID FOR EACH APPLICANT. MARRIED COUPLES MAY APPLY JOINTLY; INCOMES AND CREDIT MAY BE COMBINED AND ONE APPLICATION FEE IS REQUIRED. ROOMMATES OR CO-APPLICANTS REQUIRE MULTIPLE APPLICATIONS AND APPLICATION FEES. ALL NON-US CITIZENS WILL BE ASKED TO SUBMIT A SUPPLEMENTAL APPLICATION.

Rental qualification criteria may vary from community to community. All applicants will be approved on the following basis:

CREDIT: A check of credit history will be made on all applicants and lease guarantors. Based on a *Fair, Isaac* statistical scoring model, credit risk will be evaluated. The score includes components for past payment history, amounts owed, length of credit history and types of credit.

Applicants with a credit score indicating a higher risk must provide verification of Income and Employment as follows. In addition, the applicant must pay an additional deposit of \$250 - \$500 as well as the Sure Deposit Bond fee of \$87.50.

SECOND CHANCE PROGRAM: Bankruptcy or foreclosure on a credit report will require a One Months rent Deposit in addition to the standard required deposit. Applicant must have 50% positive credit (after bankruptcy or foreclosure) and verifiable positive rental or mortgage history **PRIOR** to the bankruptcy or foreclosure action. All utility accounts/collections must be paid and current, 6 months of current job history or offer letter if new job. All rental payments on approved 2nd Chance applications will be required to be paid in Certified Funds or Money Order. No personal checks will be accepted on the account for the 1st lease term.

INCOME: Verifiable gross monthly income shall be a minimum of 3 times the monthly rent. Verifiable income includes as confirmed by an employer, trust officer, through a minimum of two (2) years prior tax returns; or other satisfactory documentation for self-employed persons including two months paycheck stubs or bank statements dated within a 30 day period prior to date of application

EMPLOYMENT: A prospect must have verifiable current employment or a verifiable source of income for the previous 12 month period. Documentation such as an I-9 or a passport must be provided in the event an applicant is a newly arrived immigrant to this country to attend school or for employment opportunities.

LEASE GUARANTOR If a prospective resident is a full-time student with a credit score that indicates a higher risk, a Lease Guarantor may be used. The Lease Guarantor must satisfy the minimum credit qualifications.

AGE: Lessor must be classified as an adult per State Law, unless Federal Law regarding familial status (as defined below) applies.

MAXIMUM OCCUPANCY:
2 persons in an efficiency apartment.
2 persons in a 1-bedroom apartment.
3 persons in a 1-bedroom/den, study, or sunroom apartment.
4 persons in a 2-bedroom apartment
6 persons in a 3-bedroom apartment
In calculating the number of persons, an infant will not be included until reaching the age of 24 months.

APPLICATION FEE: A minimum of \$50 non-refundable application processing fee will be required and must be paid by money order. Any prospective resident and any occupants age 18 and over are required to submit an application for residency.

PETS: Residents will not be permitted to have a dog that is (i) a Pit Bull, (ii) a Rottweiler (iii) Cane Corso or (iv) any dog that management believes, in its sole discretion, is a cross breed or related to either a Pit Bull, Rottweiler, or Cane Corso. For purposes of example only, some of the breeds that are related to pit bulls or rottweilers (and therefore are prohibited) include, but are not limited to, American Staffordshire terriers, Staffordshire bull terriers, bull terriers and American bulldogs. In the event of a disagreement between you and management in regard to the breed, management has the right to require that you provide written evidence from a licensed veterinarian or the American Kennel Club certifying that the breed and/or cross breed is not related to pit bulls or rottweilers. This policy will also apply to dogs described above belonging to your guests who may be visiting the property or staying with you, even on a short-term or temporary basis of any length of time. Fish (40 gallon tank size limited with Management's prior written approval). Prohibited pets include but are not limited to monkeys, snakes, ferrets, iguanas, potbelly pigs and rabbits. Two (2) pets will be allowed with the payment of the applicable deposits/fees.

CRIMINAL Henry S. Miller does not accept:
Rental applicants who currently have charges pending against them for one or more criminal offenses involving violence, sexual offenses, drug-related activity, injury to person or damage to property, including, without limitation, homicide, battery and assault, sexual assault, possession or sale of an illegal substance, burglary or theft; or
Rental applicants who have been convicted of one or more of such criminal offenses; or
Rental applicants who have pleaded guilty or no contest to one or more of such criminal offenses; or
Rental applicants who have had one or more of such criminal offenses disposed of other than by an acquittal or a finding of "not guilty."
The nature of the criminal offense is the focus and not whether the offense is technically a misdemeanor or a felony. For purposes of these Rental Applicant Acceptance Criteria, the term "criminal offense" does not include speeding or parking violations unless the violation was connected to a more serious criminal offense.

EQUAL HOUSING: Non-discrimination on the basis of race, color, religion, sex, national origin, familial status or handicap is the comprehensive policy of this company.

I HAVE READ, UNDERSTAND, AND AGREE THE ABOVE AS QUALIFYING STANDARDS AND RENTAL POLICIES OF THIS COMMUNITY.

Prospective Resident Signature

Community Name

Prospective Resident Signature

Owner's Representative Signature

Prospective Resident Signature

Date Signed

