

RENTAL CRITERIA

All persons submitting an application for occupancy at the Facility (“Applicant” or “Applicants”) must complete an application via the online application portal (“Application”). Application Fees may apply, which may include the application fee, administration fee, and/or security deposit, as allowable by law. All Applicants and/or Guarantors are subject to a criminal screening and/or credit check through a third party applicant-screening agency, as set forth below.

OCCUPANCY GUIDELINES

Occupancy is restricted to one resident per bedroom unless the room is designated as a double occupancy bed space. Under specific circumstances, occupancy may be increased to a maximum of two (2) residents per bedroom within a studio or one-bedroom unit. Family households occupying one (1) unit with children under eighteen (18), will permit up to two (2) occupants in one bedroom. Please discuss occupancy guidelines with the applicable Community Manager for more details.

APPLICANT CRITERIA

All Applicants must be of legal age in the state where the Facility is located. Applicants who are not of legal age in the state where the Facility is located must have a Guarantor guaranty the Contract by executing the Contract and Guaranty. Applicant must provide a US issued social security number (SSN). Applicants that are citizens of another country must provide a copy of (i) a passport or visa and (ii) proof of employment in the United States, Work Visa or an I-20 verifying student status and proof of enrollment. Applicant must pass a criminal background check and rental history screening processed through Landlord’s approved vendor. Consideration of an Applicant’s criminal history shall not occur until all other applicant qualifications are verified. In the event a conviction is found on an Applicant’s criminal background check, such conviction shall be reviewed in compliance with applicable law. If an Applicant is unable to qualify on their own, Applicant must provide a guaranty (“Guarantor”) from an individual who satisfies the criteria established by management for the Facility. The Facility may require all residents to have student status. Such status may be verified through Student ID cards or other satisfactory evidence of student status and full-time enrollment.

QUALIFYING GUARANTOR

Guarantor must be at least 25 years of age and may not be a resident at the Facility. Guarantor must reside in the United States and be able to provide a US issued social security number. Guarantor must provide qualifying proof of financial eligibility of an annual gross income equal to three (3) times the total Contract Amount. Guarantor must have qualifying credit history processed through Landlord’s approved vendor. Approval is based upon a risk score representing the relative measure of the credit risk associated with a given Applicant (“Risk Screening”). Risk Screening that results in conditional approval will require Guarantor to satisfy additional criteria, such criteria shall be determined in the sole and absolute discretion of Landlord and shall be set forth in the Conditional Approval Letter provided to resident. Guarantor must not have negative rental history due to related debt and/or evictions filed within the past 5 years.

NO QUALIFYING GUARANTOR

Applicant that does not have a Guarantor must pay a deposit equal to two (2) monthly installments at the time of Contract signing. Applicant without a qualifying guarantor must provide proof of financial eligibility of an annual gross income equal to three (3) times the total Contract Amount. Applicant must provide proof of (i) verifiable employment via 3 consecutive pay stubs or (ii) verifiable source of income via previous year tax return, financial statements from a CPA verifying income, 529 Plan statement, Social Security Disability, W-2, 1099, or 6 months of bank statements. Financial aid or student loans are not qualifying sources of income. Applicant must have qualifying credit history processed through Landlord’s approved vendor. Approval is based upon a risk score which represents the relative measure of the credit risk associated with a given applicant (“Risk Screening”). Risk Screening that results in conditional approval will require the Applicant to satisfy additional criteria, such criteria shall be determined in the sole and absolute discretion of Landlord and shall be set forth in the Conditional Approval Letter provided to resident. Applicant must not have negative rental history due to related debt and/or evictions filed within the past 5 years.

QUALIFYING ALTERNATIVE

Landlord may offer a qualifying alternative via a third-party vendor to satisfy the Guarantor requirement. This alternative option is dependent on Application approval through third-party vendor. Monthly fees apply.

Be advised that incomplete, inaccurate, or falsified information will be grounds for denial of Applications. For purposes of determining the income requirement for an Applicant or Guarantor, the total Contract Amount may be divided into Monthly Installments. Failure of Applicant to provide a Guarantor, shall not relieve Applicant of its obligations under Applicant’s Contract with Landlord. Nothing contained herein shall constitute a guarantee or representation that all occupants of the Facility have met these requirements.

Landlord and Agent adhere to the Fair Housing Laws (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulate that it is illegal to discriminate against any person with respect to housing because of race, creed, religion, sex, gender, national origin, disability or familial status. Landlord and Agent are an Equal Housing Opportunity Community.

