Rental Criteria for
Townhomes at Twenty01

Townhomes at Twenty01 is committed to compliance with all federal, state and local fair housing laws. It is our policy to offer apartment for rental to the general public without regard to race, color, national origin, religion, sex, familial status, handicap, or any other state or locally protected classification. All applicants and co-applicants must be 18 and over unless protected by the familial status per the Fair Housing amendment. All adult members of the household must complete a Rental Application and each applicant must pay the application fee at the time of application submission. Third party written verification may be obtained to certify household claim.

Townhomes at Twenty01 uses verifiable information provided by an applicant and SafeRent Solutions program to determine whether an applicant qualifies and what if any conditions may apply. Our Rental Criteria requires all applicants to meet the following criteria in order to qualify for housing at our community. Please note that these are the current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we received from various applicant reporting services.

Income/Employment History:
Applicants must have a combined verifiable income source in a gross amount of no less than three times the resident paid portion of rent. Combined gross income of less than three times the resident paid portion may require an opportunity fee, additional deposit, guarantor or other condition. Acceptable proof of income is as follows:

- Most recent paycheck stubs for each applicant
- Job offer with salary (on company letter head with contact information)
- Most recent tax return or W-2
- Consecutive or most recent three months of bank statements
- Child support or alimony when directed by a court
- Grants, pensions, trust funds
- GI benefits, disability, social security
- Self-Employment must provide the previous year's income tax return and the previous two month's paycheck stubs or bank statements

Rental/Mortgage History:
All applicants 18 years of age and over are required to sign the lease agreement. Applicants must have verifiable, satisfactory rental or mortgage payment history. An eviction or foreclosure could constitute cause for denial and forfeiture of all fees paid. Lack of rental history or mortgage payment history or first time renters may be required to pay an opportunity fee, additional deposit, secure a guarantor or other conditions.

- Lease term fulfilled
- No lease violations
- Residence left in satisfactory condition
- Proper notice to vacate given

Credit History:
All applicants must have established retail credit in good standing. Lack of established credit or negative credit may require an opportunity fee, additional deposit, secure a guarantor or other conditions. Items reviewed to determine eligibility are FICO score, check writing history, evictions, judgments and bankruptcies. Negative credit includes but is not limited to the following:

- Past due accounts
- Judgements
- Liens
- Write offs
- Balance to a rental community or mortgage company (regardless of date)
- Unresolved bankruptcy (regardless of date)

Criminal History:
A criminal background check will be conducted for each applicant 18 years of age and older. It is our policy to review applicants who pass all other rental criteria. Applicants with felony convictions or serious misdemeanor convictions for crimes against persons or property, drugs, assaults, weapons or crimes of a sexual nature may result in a denial of your application. The review process may require the applicant to complete additional paperwork for further review of the crime itself. We have a screening process that bases its conditional approvals upon the type of criminal conduct, age of conviction and history after conviction.

Guarantors/Co-Signers:
A guarantor/Co-Signer will be considered for lack of employment/income, rental history and/or credit. Guarantors must complete and application and meet all of the qualifications listed above with the qualifying income increased to five times the monthly market rent.

Non-Us Citizens/Foreign Nationals:
Foreign nationals/non-us citizens may be required to complete a supplemental rental application for non-us citizens and provide valid and current USCIS documentation and photo ID (passport, driver's license, US identification card, or identification card from home country).

Occupancy Guidelines/Standards:
The maximum number of occupants permitted to dwell in an apartment shall not exceed two per bedroom and living area. When renting to residents we will allow two persons per bedroom plus a newborn who is less than 12 months old. If you exceed our maximum occupants per bedroom because the newborn is older than 12 months at the end of the lease term, you must at that time qualify for a transfer to an apartment with more bedrooms if available.

Waiting list:
Leasing is based on a first come, first serve basis in accordance with the qualifying criteria of our community**.** When there are no vacant or available rental units, eligible applications will be placed on a waiting list. Our waiting list is close/open considering the number of applications for each size or type of unit to fill anticipated vacancies for the coming 12 months. We will publicly announce the close or open of the waiting list.

Identity Verification:
Valid government-issued photo identification must be presented by all applicants and guarantors over the age of 18. Our privacy policy is available to you upon request.

Pet Policy:
The Townhomes at Twenty01 does not have a restricted breed list. Only two pets per townhome are allowed. There is a $500.00 non-refundable pet fee required per pet with a $30.00 monthly pet rent per pet. A pet agreement on file is required.

Proper documentation must be provided in advance that the pet is a service animal and reasonable accommodation has been requested.

Utilities:
Utilities applicable as stipulated in the lease contract.

Equal Housing Opportunity:
We do business in accordance with the Federal Fair Housing Laws (Title VIII of the Civil Rights Act of 1968, as amended by Fair Housing Community Development Act of 1974). It is illegal to discriminate against any person because of race, color, religion, sex, national origin, handicap or familial status.

"I hereby authorize Townhomes at Twenty01 to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrests, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Townhomes at Twenty01, and any procurer or furnisher of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I authorize Townhomes at Twenty01 to bill my account for all fees associated with processing my application. By signing this document you acknowledge that you have had the opportunity to review the Rental Criteria. If you do not meet the rental criteria or have submitted incomplete or falsified application may lead to rejection of your application or immediate termination of your lease and any fees associated with processing the application will be forfeited as liquidated damages. This community will operate under an affirmative marketing plan. All Fair Housing Laws will be followed." I/We have read and understand the above rental criteria and authorize verification of the application information. I/We agree to all terms above.

I/We have read and understand the rental criteria for this community.

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

_____

_____ Date _____
Owner's Representative Signature