

# Resident Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. The types of information to be accessed: Identification, credit, public records, rental history, residency address information, employment and income verification. Additional verification may be required. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. The criteria which may result in a denial (includes but is not limited to): Zero income or income lower than (3) times the rental rate without a qualified guarantor, unsatisfactory credit or rental history findings, exceeding the maximum number of occupants per apartment home, restricted pets, inability to meet conditional requirements of application results, providing misleading or inaccurate information, and adverse, subpar, or unverified information. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

**IDENTIFICATION.** Applicants must present a valid government issued photo identification card for each person age 18 or older.

**INCOME.** All applicants must have a combined verifiable monthly source of income in an amount no less than 3 times the rental rate. If this criterion is not met, the applicant will be required to obtain a qualified guarantor.

**Scholarships, study subsidies and/or inconsistent income (commissions or tips) will require written verification.**

**CREDIT HISTORY.** We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of a qualified guarantor or in denial. For applicants who do not have credit history or a qualified guarantor, **this community may accept an additional deposit and/or advance rent payment made with a credit card, money order, or cashier's check.**

**GUARANTORS.** If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 3 times the rental rate. The guarantor must meet the criteria presented above throughout the entire duration of the applicable lease period. **Guarantors will be held fully responsible for the lease should the occupying resident default.**

**SECURITY DEPOSIT AND LAST MONTH RENT.** This community requires a security deposit in the amount of \$600. This community also requires the last month's rent to be paid at the time of move-in.

**COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS.** This community does not accept comprehensive reusable tenant screening reports. Upon submission of the completed rental application and Resident Qualification Acknowledgment, a credit evaluation will be conducted using one of the consumer reporting agencies provided on this document.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant, limited to sex offender registry information only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state, or national sex offender registry: The nature and severity of the conviction; The number and types of convictions; The time that has elapsed since the date of conviction; Age of the individual at the time of convictions; Evidence of good tenant history before and/or after the conviction occurred; and any supplemental information related to the individual's rehabilitation, good conduct, and additional facts or explanations provided by the individual.

**OCCUPANCY.** The maximum number of residents permitted to dwell in an apartment shall not exceed one (1) occupant per bedroom. Please see your leasing representative for any exceptions allowed under this community's rules.

**PETS.** The following breeds, as well as any other breeds considered "aggressive", are restricted from this community:

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

Additional pet and breed restrictions may apply at this community, and it is at management's discretion to prohibit an animal for any suitable business reason. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified service or assistance animals.

**RENTER'S INSURANCE REQUIREMENT.** You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. Your lease will have additional details about the insurance requirements.

**FAIR HOUSING STATEMENT.** Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Greystar will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

**FALSIFICATION OF APPLICATION:** Any false statements or false information included in an application may result in denial of the application.

**APPLICANT APPROVAL ACKNOWLEDGMENT.** Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements.

**CONSUMER REPORTING AGENCIES:** Resident Verify, LLC is the application screening provider for this community and retrieves public records and rental history records. Experian is the credit bureau utilized for this community and retrieves credit reports.

Resident Verify, LLC	2912 Executive Parkway STE 200 Lehi, UT 84043	(866) 698-0661
Experian	PO Box 2002 Allen, TX 75013	(888) 397-3742

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Signature of Applicant

\_\_\_\_\_  
Date

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Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Leasing Representative/Agent for Owner

\_\_\_\_\_  
Date