



RENTER CRITERIA

Thank you for your interest in a Living Well Homes community. To assist you in planning for your new home, we have listed below our qualifying criteria.

OUR COMMUNITIES WILL NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, DISABILITY OR ANY OTHER BASIS PROTECTED BY FEDERAL, STATE OR LOCAL FAIR HOUSING LAWS.

Age Requirements

- Lease Holder(s) must be 18 years of age or older (except those protected by familial status).
- All applicants 18 years of age and older must fully complete, date, and sign a separate application.

Identification Requirements

- All applicants must provide a valid Social Security Number. Applicants without a social security number are required to submit a valid government-issued photo identification for verification.

Income Requirements

- The gross monthly income of all Lease Holder(s) will be considered together and must equal no less than 2.5x the monthly rent amount of the apartment.
- Monthly minimum net income (after rent and debt obligations) should exceed half of the monthly rent amount.

Prior to approval, all income must be verified by obtaining one of the following:

- Copies of last two consecutive payroll check stubs with YTD total showing two months of employment
- Previous year's W-2 or 1099
- Copies of last two consecutive bank/financial statements demonstrating monthly deposits equivalent to **2.5x** the market rent amount
- Proof of child and/or spousal support payments
- Proof of social security income, or disability or other government income
- Proof of retirement or trust fund income
- Current offer letter for income/employment verification
- Proof of assets that show at least **2.5x** the market rent amount for the apartment
- Provide a letter from employer identifying monthly or yearly income with employee verification information
- Proof of scholarship, student loans, or other student financial aid that equates to **2.5x** the market rent for the lease term
- If unemployed; provide three months of bank statements that show an available balance equivalent to the lease term
- Lease Holders whose income does not meet the requirement will need a qualified Guarantor.

Guarantors

- A guarantor will be accepted only for a lack of rental history, lack of credit or not meeting income requirements as stated above.
- Guarantors will not be accepted as a substitute for negative rental or credit history.
- Guarantors will be held responsible for the lease and any other costs incurred on the lease such as damages should the occupying resident(s) default.
- Guarantors must fill out an application and will be subject to application fee(s), rental/mortgage verification, credit, and criminal background checks.
- Provide proof of income at **3.5x** the monthly market rent of the apartment (reference income requirements for verifiable income documents)
- Guarantor must complete and sign a lease guaranty agreement if approved.

Previous Residency

- A minimum of twelve months of verifiable (non-family) residential history (i.e. rental, home ownership, or military housing) is required to be submitted by the applicant or an additional security deposit may be required.
- All debt owed to an apartment community must be satisfied.
- Satisfied or dismissed evictions are considered with proper documentation.

Consumer Credit Report

- A credit report, conducted by On-Site (a third-party service), will be processed for each applicant and will be reviewed by Living Well Homes.
- Student loans, discharged bankruptcies, medical bills, or paid collections/judgements may not be grounds for automatic denial, but may result in a higher deposit.
- Collection accounts exceeding a combined amount of **\$10,000.00** (excluding student loans and medical debt) will negatively affect the overall scoring, which could result in the denial of the application, or an additional deposit may be required.
- Amount of past due negative accounts and/or derogatory accounts should not exceed 50%.
- Those currently in the process of filing a bankruptcy or having been discharged from a bankruptcy within the past 60 days may be denied.
- If an applicant takes exception with On-Site's report, the applicant may contact On-Site directly to contest the evaluation by calling 1.877.222.0384 or visiting www.RenterRelations.com. If the discrepancy can be resolved, the application will be reconsidered with the revised information.

Criminal History

- We obtain a criminal background check on each applicants including criminal history, sex offender registry, and Office of Foreign Control and Terrorist Watchlist Search. It is possible your application will be denied due to background results.

Other

- Original rental rate quotes are valid for 48 hours. The rental rate quote is associated with the apartment home's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.
- Falsification of any information on the rental application will result in a denial.

Pet Policy

- Weight limits do not apply
- A maximum of 2 pets per apartment
- All dogs require up-to-date rabies vaccine documentation and a certification of the dog's breed from a veterinarian
- A current local license number and photo of each pet is required prior to pet move-in

Pet Fees

- A one-time \$300 pet sanitation fee (non-refundable). Select townhomes may charge an enhanced fee.
- Pet Rent: \$35 a month for 1 pet or \$50 a month for 2 pets

Breed Restrictions

- Purebred and/or any mixed form of the following breeds are currently restricted at our communities:
 - Pit Bull Breeds (Includes American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier)
 - Rottweilers
 - Dobermans
 - Wolf Hybrids (any dog that is part wolf and part domestic dog)

Animals that assist persons with disabilities are not subject to certain provisions of this pet policy

Occupancy Limits

- Studio/One bedroom = 3
- Two bedroom = 5
- Three bedroom = 7

Renter Legal Liability Insurance Requirements

- Renters Legal Liability Insurance is required. You must obtain RLL insurance through the property. At select properties you may choose to obtain your own insurance with a minimum coverage of \$100,000 which must list the property's legal name as an additional insured.

Application Fee

- Each applicant is required to pay a non-refundable application fee in the amount of \$40.00 plus applicable taxes.
- The application fee is not a guarantee of approval for residency.
- The application fee covers the administrative costs of processing the application.

Holding Fee

- In addition to the application fee, the Applicant agrees to pay a holding fee to hold the apartment identified for occupancy by the Applicant.
- The holding fee is not a guarantee of approval for residency.
- An apartment will not be held off the market until Living Well Homes has received a completed application and any other required information or monies to rent the apartment.
- Upon approval of your application, the holding fee will be applied toward balances due at the time of move-in.
- If the application is denied, the holding fee will be refunded in a check made and mailed to the applicant.
- Cancellation of the apartment reservation 48 hours after the date/time that the fee was paid or 24 hours after application approval will result in forfeiture of the holding fee as liquidated damages.
- There are 7 days in which to provide all documents necessary for the approval of your application. Failure to supply these documents will result in forfeiture of the holding fee and your application will be canceled.

Security Deposits

- A security deposit is required to lease an apartment. The amount is based on your credit report and will be communicated to you promptly upon approval.
- Our standard starting security deposit is \$200-\$250.

All deposits and fees are payable by cashier's check or money order only. Applicants should expect to pay the relevant deposits and fees, as outlined on the apartment community rate card.

APPLICATION DISCLAIMER

Fair Housing

- Living Well Homes complies with the federal housing act and does not discriminate based on race, color, religion, national origin, sex, familial status, disability or on any other basis protected by applicable state, federal or local fair housing laws.

Right to Review the Lease

- Applicants have the right to review the Rental Application and Lease Agreement before they pay any fees or deposits. When signed, these are binding legal documents and Residents may consult with an attorney. When the Lease Agreement is fully executed the Lease Holder will receive an original copy.

Representation and Authorization:

- In the event the applicant provides any false or misleading information in the application, the Owner/Agent shall have the right to automatically deny the application and if the Applicant has already taken possession of the apartment, the Owner/Agent reserves the right to take possession of the unit back by means up to and including eviction.
- By applying, the Applicant consents to allow Living Well Homes as Owner, or through its designated agents or employees, to obtain a consumer report on the applicant and to obtain and verify credit, criminal history, rental/mortgage history, income and/or employment information for the purpose of determining eligibility to lease an apartment. By applying, the Applicant also agrees and understands that Owner and its agents and employees may obtain additional consumer reports in the future to update or review the Applicant's account. Upon the Applicant's request, owner will disclose to applicant whether consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports.
- By applying, the Applicant acknowledges that the applicant screening process, including the criminal background investigation, in no way guarantees the elimination of persons with a criminal background from the resident base and that credit and criminal information is only as accurate as the agency providing such reports. The Owner and its legal representatives do not guarantee, warrant, or assure residents personal security and are limited in their ability to provide protections

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE COMMUNITY'S RENTAL CRITERIA. I UNDERSTAND THAT IF I DO NOT MEET THE COMMUNITY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION THE COMMUNITY MAY REJECT THE APPLICATION AND RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant's Signature

Applicant's Signature

Leasing Manager

Date