



RENTAL CRITERIA

FEES

- **Application Fee:** Per applicant
- **Administration Fee:** Flat fee, paid upon approval

**Additional fees may apply based upon credit, income, rental history, and length of employment.*

RENTAL REQUIREMENTS

Strategic Property Management Group qualifies all rental applications using a consistent set of criteria that includes a background screening, credit screening, income verification, and rental history verification. Each applicant must meet the criteria set forth for approval of their rental application.

Strategic Property Management Group is an equal housing opportunity provider. All visitors must present a valid driver's license or other photo identification in order to view the community. Other acceptable forms of identification are: Valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. All applications for apartment homes 1) will be accepted on a first-come, first-served basis 2) are subject to the availability of the apartment type requested 3) will be approved only if in compliance with the rental criteria listed below 4) require the receipt of the application fee, animal fees (if applicable), administrative fees, and deposits (if applicable).

Rental applications must be completed entirely in order to be considered. **Any omissions or falsifications on the application or during the application process may result in rejection of an application or termination of lease.**

Our rental application process consists of two stages. Stage one includes verification of rental, employment, and credit history. Stage two includes a criminal background check of all applicants. Applications that are not approved will be notified in writing pursuant to the Fair Credit Reporting Act.



STAGE 1: CRITERIA

How old must I be to apply?

Applicants must be 18 years or legally emancipated, and each applicant must complete an application and meet all rental criteria.

Who is responsible if I have roommates?

All applicants are required to execute the lease agreement and each applicant is individually responsible for the total amount of monthly payments for the term of the lease.

How many people can live in my apartment?

All proposed apartment residents 18 years or older must submit an application. No more than two persons may reside in a one-bedroom apartment, not more than four persons may reside in a two-bedroom apartment, not more than six persons may reside in a three-bedroom apartment, and not more than eight persons may reside in a four- bedroom apartment. A person is defined for these purposes as anyone 18 years or older.

How much do I need to make to qualify?

The total of the entire Applicant(s') gross monthly income must be at least 2.5 times that of the monthly rental payment. Those having a gross income of less than 2.5 times the monthly rental payment can only qualify with the assistance of a valid guarantor.

Who can be my guarantor?

Guarantors will be accepted for income qualification purposes only and must be a resident in the state in which the application is submitted for occupancy. Guarantor/s must complete an application for residency and meet all of the Resident Selection Criteria, making five times the rental payment. A guarantor will be a SIGNOR on the Lease Agreement and will also be fully responsible for the Lease Agreement including contract renewals if the occupying resident(s) default. Applicant understands that application fees are non-refundable.

Declined applications will receive a refund for the deposit(s). In the event the applicant is required to pay an additional deposit and/or fee and the applicant cancels, the deposit and fees paid will be retained by the Landlord as liquidated damages.

What if I have a bad rental history?

Rental history may be verified on present and previous residences. A verifiable positive record of prompt monthly payment for at least 12 months, sufficient notice, with no damages is required. Evictions, Skips, or Money Left Owing to a Landlord within three (3) years of application date or falsification of this application may result in an automatic rejection. Neither guarantors nor additional security deposits will be accepted for negative rental history within three (3) years of application date absent extraordinary circumstances. Additional administrative fees may be applied in order to accept negative rental history prior to the three (3) years prior to the application date. Pursuant to the Fair Credit Reporting Act, applicants declined due to negative history reflected on their credit report will be notified in writing.

How many months must I be employed prior to applying?

Applicants must have six months of consecutive, verifiable employment. If self-employed, retired, or disabled, the applicant must provide a photocopy of their tax return from the

previous year, a financial statement from a CPA verifying their employment and income, or photocopies of the three most current bank statements illustrating the ability to pay rent, plus verifiable proof of self-employment, retirement, or disability. Those applications that lack such employment history will not be approved unless the applicant obtains a valid guarantor that is approved per the approved guarantor requirements detailed above.

What kind of credit do I need?

A credit report will be pulled on each applicant. An unsatisfactory credit report may disqualify an application at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments, or bankruptcies. Persons declined for no credit history or negative credit history may qualify with an increased deposit, guarantor, and/or additional fees. Pursuant to the Fair Credit Reporting Act, applications declined due to poor credit history will be notified in writing.

What forms of payment are acceptable for the fees?

Applicants must submit all application fees, administration fees, animal fees (if applicable) and deposits (if applicable) only in the form of a cashier's check or online at the time the application is submitted.

Do we have to pay multiple application fees?

Each applicant is required to pay an application fee.

Are animals allowed?

If animals are allowed, animal fees are required at move-in for residents with animals. Only two (2) animals per apartment are allowed. Aggressive breeds are prohibited, including but not limited to the following: Afghan Hounds, Akita, Australian Cattle (Blue Heeler), Bloodhound, Chow Chow, Dalmatian, Doberman, Elkhound, Foxhound, German Shepherd, Great Dane, Greyhound, Husky, Keeshond, Malamute, Pitbull/American Bull Terrier, Presa Canario, Rottweiler, and Saint Bernard. Exotic animals and exotic rodents are not allowed. These criteria are for pets only, any service animals will be considered based on applicable state and federal laws upon request and verification as permitted by applicable law.

When can I move in?

Applicants understand that they will not be able to occupy or take possession of an apartment unit until all paperwork is complete and signed by all parties and all fees and deposits have been paid.

STAGE 2: CRIMINAL BACKGROUND CHECK

A criminal background check will be run on all applicants. An application will be denied in the event the applicant(s) has been convicted of any felony or misdemeanor details below within the period listed, absent extraordinary circumstances based on explanation and related proof provided by the applicant. An automatic denial will occur if an applicant appears on the list of known terrorists and/or wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI, or other state and local law enforcement agencies. The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of any of the crimes

listed below, and/or appears on the list of known terrorists, wanted fugitives, or national sex-offender database. *Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a crime or are not subject to deferred adjudication for a crime.*

****All look-back periods below begin after the date of conviction unless otherwise specified.***

Type	Crime	Type of Conviction	Look-Back Period (from date of conviction)
Crimes Against Persons	Assault and Battery Offenses	Felonies	7 years
	Domestic Violence Offenses	Felonies/ Misdemeanors	7 years
	Use of a Firearm Against a Person Offenses	Misdemeanors	7 years
	Armed Robbery Offenses	Felonies	7 years
	Robbery Offenses (no weapon involved)	Felonies	7 years
	Intentional Homicide Offenses	Felonies	7 years
	Manslaughter Offenses	Felonies	7 years
	Kidnapping and Abduction Offenses	Felonies	7 years
	Sex Offenses	Felonies	7 years
	Stalking Offenses	Felonies	7 years
Crimes Against Property	Arson-Related Offenses	Felonies	7 years
	Burglary/Breaking and Entering-Related Offenses	Felonies	7 years
	Theft, Stolen Property, Fraud-Related Offenses	Felonies	5 years (only if 2+ convictions)
	Destruction/Damage/Vandalism of Property Offenses	Felonies	5 years (only if 2+ convictions)
Crimes Against Society	Drug Possession Offenses	Felonies	5 years (only if 2+ convictions)
	Drug Manufacturing, Distribution, or Possession with Intent to Distribute Offenses	Felonies	7 years
	Driving Under the Influence-Related Offenses	Felonies	3 years (only if 2+ convictions)
	Driving While Intoxicated-Related Offenses	Felonies	3 years (only if 2+ convictions)