



RENTAL CRITERIA FOR MIRA BELLA APARTMENTS

Simpson property Group does not discriminate against persons based on race, color, religion, gender, national origin, familial status, or disability. The Rental Criteria listed below explains the policies of this community with regard to qualifying standards which must be met by each adult applicant in order to be approved for residency.

Age

All Applicants must be of legal age. All parties 18 years of age or older are required to complete an application.

Identity Verification

All applicants are required to show a valid driver's license or government-issued photo identification.

Credit History

Credit history will be verified by CoreLogic® Rental Property Solutions, a third party verification service. The applicant will be credit screened based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit screening results, the application will be accepted, denied or accepted with conditions.

- **Accepted:** The applicant will be accepted with the standard deposits and fees. Applicants must provide the most recent income verification.
- **Denied:** Application will not be accepted. Applicant will be provided with contact information for the consumer reporting agencies who provided the consumer information.
- **Accepted with Conditions:** The applicant must pay an additional deposit equal to one month's rent. Applicants must provide the most recent income verification equivalent to 2.75 times the amount of market rent.

Recent Graduate Applicants

If Declined due to no credit or minimal credit (not bad credit)

- Applicant can reapply with a co-applicant
- Co-applicant has to be a relative
- Co-applicant has to live in the United States
- Applicant and co-applicant must pass a criminal screening to lease
- Income verification required on applicant and co-applicant

Residents of Foreign Countries

If an applicant does not have a social security number, an ITIN (Individual Taxpayer Identification Number) should be used. CoreLogic® will search for the applicant's information, and a screening result will be delivered based upon the applicant's risk.

If Declined due to no credit, exception requires:

- Applicant may be approved with Conditions
- 2-month's rent as deposit is required for applicants without a social security number
- Applicant must pass a criminal screening to lease
- Income verification required

Criminal Background

Criminal background checks will be conducted on all applicants by approved and authorized third-party firms. Simpson Property Group will evaluate applicants' criminal background consistent with applicable federal, state, and local laws. Any applicant with a conviction within the last 3-10 years (depending on the crime(s)), or who has been released from incarceration within the last 3-10 years (depending on the crime(s) which led to the incarceration), for any crime(s) that reveal or indicate a demonstrable risk to the health, safety, or security of residents and their property may be denied. Simpson will evaluate any convictions that are reported on a case-by-case basis to determine whether the applicant should be excluded. Considerations include: the nature and severity of the criminal conduct; the number of convictions; when the convictions occurred; the applicant's age at the time of the convictions; any rehabilitative efforts by the applicant; and the overall rental history of the applicant since being released from incarceration. If the applicant has any information regarding his/her criminal background that he/she would like to provide for consideration, including information regarding mitigating factors or evidence of rehabilitation, he/she may do so and it will be considered. For any applicant with pending arrests or charges that raise a concern for the health, safety, or security of the residents and their property, his or her application will be provisionally denied and he/she is invited to reapply once the arrest or charges have been resolved by a finding that the applicant was not guilty, the charges are dropped, or there was some similar resolution. Additional documentation may be required at that time to establish the applicant was found not guilty or the charges were dropped and/or resolved.

Income Verification

If the applicant is accepted or accepted with conditions, verification of income in an amount equal to 2.75 times the amount of rent per household. If the applicant has insufficient income or no recurring source of income, applicant must provide proof of financial institution accounts greater than two times the contractual rental amount and receive an acceptable CoreLogic® credit score.

Automatic Denial of Applicants for Residency

- Negative Rental History
- Conviction or pending charges relating to a felony and/or certain misdemeanors for crimes against persons, property or society, including but not limited to the manufacture and/or distribution of an illegal controlled substance, will result in the automatic denial of an application. In the event that a record comes back with "adjudication withheld", "nolle prosequi", or "adjudication deferred", further documentation should be requested and evaluated. The applicant may still be denied, in the sole discretion of senior management based on those results.





- Falsification of any information entered on applicant’s forms.

Insurance Requirements

Renter’s insurance with minimum liability coverage of no less than \$300,000.00 per occurrence is required as a condition of residency at this community. Personal property coverage is not required, but strongly recommended. It is your responsibility to provide proof of insurance prior to move-in.

Maximum Occupancy Standards

- One Bedroom/One Bath Three Persons
- Two Bedroom/Two Bath Five Persons
- Three Bedroom/Two Bath Seven Persons

Application Cost

- Application fee = \$45.00/Adult*
- 1 Bedroom, \$400 Refundable deposit
- 2 Bedroom, \$500 Refundable deposit
- 3 Bedroom, \$600 Refundable deposit

***Applicants without a social security number will be required to pay a deposit equal to two times the monthly rent.**

Deposit is forfeited after 24 hours.

- *Military Deposit = \$99. On Approved Credit
- *Preferred Employer Deposit = \$99. On Approved Credit

Parking Fees

- 1 vehicle included per apartment
- 2nd vehicle is an additional \$35.00 per month
- 3rd is \$55.00 per month (based on space availability), except on 3 Bedroom apartments

Pet Criteria and Deposits

Qty	Monthly Pet Rent	Ref. Deposit
1 Cat	\$40	\$400
2 Cats	\$80	\$400
1 Dog	\$40	\$400
2 Dogs	\$80	\$400

- Pet Restrictions: A dog or cat is considered a pet. No more than 2 pets per apartment home. Each pet cannot exceed 55lbs. Pets 56-80lbs permitted on Ground and 1st level units only. Specific pet units apply; see community leasing team for more information.
- Breed Restrictions include any pure bred or mix of the following breeds: American Pit Bull Terriers, Staffordshire Terriers, Pit Bulls, Huskies, Alaskan Malamutes, Presa Canarios, Mastiffs, Akita Inus, Giant Schnauzers, Chows, Dobermans, German Shepherds, Rottweilers, St. Bernards, American Eskimos and Dalmatians. **Exotic animals are not allowed.** All pets must have photos, veterinarian proof of current vaccinations and breed documentation.
- Assistant (service) animals are not pets and are not subject to the above criteria. To be classified as a service animal, justification that the animal may be needed for the individual to have equal opportunity to use and enjoy the housing will be required.

Individuals applying for an apartment home with a specific Regulatory Agreement will be required to meet additional guidelines.

Please sign and return with completed application.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

