



RENTAL CRITERIA

Simpson Property Group LP does not discriminate against any person 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 standards that must be met by each applicant in order to be approved for residency.

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

Identity Verification – All applicants (and co-signers when applicable) are required to show a driver's license or a government issued photo identification.

Income – We require that combined household gross monthly income be equal to or greater than three times the market rent.

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.

Credit History – Credit history will be verified by SafeRent®, 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.

Denied: Application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies who provided consumer information.

Accepted with Conditions: The applicant is required to pay an additional deposit equal to one month's market rent.

Applicants with No Credit History: If the applicant has no or limited credit history, upon confirmation from SafeRent, the following will be required pending management approval:

- Pay an additional deposit equal to one month's market rent.
- Manual review and process of an application by management.

Residents of Foreign Countries

If the applicant has no social security number, the following will be required:

- Proof of foreign citizenship;
- AND, written verification of employment or recent pay check stub;
- AND, proof of income equal to three month's rent plus one month's deposit OR payment of a deposit equal to three months' rent prior to move-ins

Maximum Occupancy Standards

- Studio apartment – 2 persons
- 1 bedroom apartment – 3 persons
- 2 bedroom apartment – 5 persons

Application costs and fees

- Application fee (per applicant): \$75 per person, \$300 for corporate
- Apartment deposit: \$500 for Suites, \$1,000 for Penthouses
- Admin Fees \$250 per apartment
- Key Fob \$50
- Additional Apartment Key \$35 each

Pet Criteria and Deposits

- A dog or cat is considered a pet. No caged or exotic animals are allowed.
- A maximum of two pets per apartment home are allowed.
- A veterinarian certificate must be provided verifying the pet's breed, weight, age, proof of spaying/neutering and current vaccinations.
- A photograph must be provided for each pet. All pets are subject to an interview prior to acceptance.
- \$250 deposit per pet.
- Breed restrictions and weight limit of 55lbs apply.

The fees are as follows:

- Pet Fee: \$500
- Pet Rent (per pet): \$0

Parking and Storage Fees

- Unassigned parking space \$50 per month/per vehicle
- Reserved parking space \$175 per month/per vehicle
- Storage (approximately 7'x7') \$65 per month

Renter's Insurance – All lease holders are required to maintain renter's insurance with no less than \$300,000 per occurrence. It is your responsibility to provide proof of insurance prior to move-in.

Automatic Denial – Applicants will automatically be denied residency if:

- Negative rental history.
- The criminal background check returns with “records found” indicating a 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" 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.
- There is falsification of any information entered on application forms.

Please sign and return with completed application.

Signature Date

Signature Date

Signature Date

Signature Date

EQUAL HOUSING
OPPORTUNITY



SIMPSON
PROPERTY
GROUP