



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 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, qualify, sign the lease contract and all addenda.

Identity Verification

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

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. Applicants must provide the most recent income verification equivalent to three times the amount of market rent.
- **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 three times the amount of market rent.
- **Declined:** Application will not be accepted. Applicant will be provided with contact information for the consumer reporting agencies who provided consumer information

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 SafeRent 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 can be Approved with Conditions
- Additional 1-month's rent as deposit is required
- Applicant must pass a criminal screening to lease
- Income verification required

Income Verification

If the applicant is accepted or accepted with conditions, verification of income in an amount equal to three times the 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 rental amount and receive an acceptable SafeRent® credit score.

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.

Automatic Denial of Applicants for Residency

- Negative Rental History
- Falsification of any information entered on applicants forms.



Maximum Occupancy Standards

- Efficiency/Studio Two Persons
- One Bedroom/One Bath Two Persons
- Two Bedroom/Two Bath Four Persons

Persons under the age of two years old are not counted as occupants.

Applicant(s) understand apartments are to be used as residential dwellings only and that conducting business or using apartment address for business purposes of any nature is prohibited by the lease contract.

Two guests per resident are allowed at any time for use of amenity/common area space.

Realtor and Locators

Must be present with applicant(s) at time of initial tour and listed as the referring party on the application.

Application Cost

- Application Fee (per adult applicant) = \$50.00, payable with application
- Administration Fee (non-refundable) = \$250.00 payable with application
- Apartment Deposit (refundable) = \$500.00 payable prior to move-in date

Pet Criteria and Fees

- Pet Restrictions: No more than 2 pets per apartment home. The combination of both pets cannot exceed 55 lbs. Pets must be six months or older. Pet photos and veterinary records within 30 days of application are required.
- Breed restrictions apply and include but are not limited to: Chows, Dobermans, German Shepherds, Mastiff Breeds, Rottweilers, St. Bernard, Staffordshire Terriers (like a Pit Bull) or any dog mixed with these breeds. Assistant animals are not pets and are not subject to the above criteria.
- \$500.00 non-refundable pet fee per pet, payable prior to move-in and \$50.00 monthly pet rent per pet.
- Dogs must be on a leash at all times. Leash laws apply both inside and outside the building.

RENTERS LIABILITY INSURANCE IS REQUIRED with a minimum limited liability coverage level of \$300,000. Proof of renters insurance (copy of policy) must be provided prior to the move-in date and coverage maintained through the term of the lease.

Your signature authorizes Simpson Property Group, LP to run a credit, criminal background, income, and reference checks as part of the application process and/or as deemed required by management.

Please sign and return with completed application.

Signature Date

Signature Date

Signature Date

Signature Date

