

The Matisse Rental Criteria

Simpson Property Group 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 regarding criteria that must be met by each applicant in order to be approved for residency.

Age – All applicants must be of legal majority age. All applicants or current occupants who reach the legal majority age (which is 18 years old in most states) are required to complete an application. All applicants of legal majority age who are still dependents of their parent(s) and/or guardian(s), and are currently living with their parent(s) and/or guardian(s) may be listed as an occupant only on the lease and will only be screened for criminal history.

Identity Verification – All applicants are required to show one of the following forms of identification: 1) Social Security Card, 2) Valid Permanent Resident Card, 3) Immigrant Visa, 4) Individual Taxpayer Identification Number, 5) Non-Immigrant Visa, 6) Any government-issued identification regardless of expiration date and 7) Any governmental identification or combination of identifications that would permit a reasonable verification of identity upon applying or at the time of move-in. Simpson Property Group uses the Identity Theft Prevention Services of ID Analytics, Inc. Applicant acknowledges that nonpublic consumer information, provided on the Rental Application and which is defined under the Gramm Leach Bliley Act (“GLBA”) (15 U.S.C. §6802(e)) or its implementing regulations (“NPI”), may be shared with ID Analytics, Inc. and CoreLogic Rental Property Solutions, LLC.

Income – We require that the combined household gross monthly income be equal to or greater than either two times or two and a half times the market rent. The income ratio used to income qualify will be determined in accordance with PCC 30.01.086.D.2.a.b. In a roommate situation, roommates can qualify with a combined income.

Credit History – Credit history will be verified by a third-party screening service. The applicant will receive a decision based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the entire history, 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 half of a months' market rent and we will also require verification of your income. Examples of documentation you may provide include but are not limited to:

- 2 recent, consecutive pay stubs
- Bank account statements
- Signed offer letter on company letterhead
- Tax forms
- Housing allowance documentation
- Written verification or documents showing alimony, child support, commissions or tips
- Proof of assets

Application Processing Denial- We may refuse to process your application that 1) is incomplete, 2) fails to include information concerning your identification or income, and 3) if you have intentionally withheld or misrepresented required information.

Simpson Property Group Resident- We may refuse to process any application of any applicant that is a current or former resident living at a Simpson Property Group managed property who has had repeated and verifiable violations of their rental agreement within 365 of the application submission.

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 – Applicants will automatically be denied residency if:

- Negative rental history.
- There is falsification of any information entered on application forms.

Occupancy Guideline – We accept two persons per bedroom plus one additional person per apartment.

Application Costs, Deposits and Fees -

- Apartment deposit: \$500.00
- Reservation/Holding Deposit: \$150.00 (Cancellation within 72 hours required for refund)

Pet Criteria, Deposits and Fees -

- A maximum of two pets per apartment home are allowed.
- A veterinarian certificate must be provided verifying the pet(s) and its current vaccinations.
- A photograph must be provided for each pet.
- We do not allow Pit Bulls or any mix combination of this breed. Depending on the location of the property, there may be other breed restrictions that are followed in accordance with laws and local ordinances.

The deposits and fees are as follows:

- Pet Deposit: \$300 for first pet; \$200 for the second pet
- Pet Rent (per pet): \$35.00

*Assistive animals are not pets and are not subject to most of the above criteria. A veterinarian certificate and a photo of the assistive animal(s) will be required.

Renter’s Insurance – Either tenant liability insurance or a renter’s insurance policy from a AM Best rating of A-VII or better, licensed to do business in the state where The Matisse is located is required. Minimum coverage of \$100,000 is required. A copy of the policy must be given to the property as proof prior to move-in and coverage must be maintained through the term of the lease. No insurance will be required if the household income of all of the tenants in the unit is equal to or less than 50 percent of the area median income, adjusted for family size (up to 5 people) or if the unit has been subsidized with public funds; not including housing choice vouchers.

Signing this acknowledgment indicates that you have had an opportunity to review our rental criteria and authorize Simpson Property Group L.P. to run a criminal history and reference checks as part of the application process and/or as deemed required by management. You also authorize Simpson Property Group L.P. to run an income and credit check if you are designated as a financially responsible applicant. If you do not meet some of the rental criteria listed above, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

