



NEPTUNE APARTMENTS 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 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 of age or older are required to complete an application, be a lease signer and occupy the premises. No guarantors will be accepted.

Identity Verification

All applicants 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. Please note we do not accept comprehensive reusable tenant screening reports. Based on the credit screening results, the application will be accepted or denied.

- **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.

Residents of Foreign Countries

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

- Proof of foreign citizenship;
- Proof of income equal to three times market rent or payment of a deposit equal to three times market rent prior to move-in.
- If the applicant has insufficient income or no recurring source of income, applicant must provide proof of financial institution accounts greater than three times the rental amount for the term of the lease less any verifiable income **and** receive an acceptable SafeRent® credit score.

Applicants with no credit history must provide:

- Most recent income verification equivalent to three times the amount of market rent;
- **And**, rental history for the past 12 months.

Declined: Application will not be accepted. Applicant will be provided with contact information for the consumer reporting agencies who provided consumer information

Income Requirements

- Employment income in an amount equal or greater to three times the monthly rent per household is required.





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Maximum Occupancy Standards

- Studio Two persons
- One bedroom/one bath Three persons
- One bedroom/one bath/den Three persons
- Two bedroom/two bath Five persons
- Two bedroom/two bath/den Five persons

Application Costs

- Application Fee (per person 18+) **\$40.00** Business Application Fee **\$80.00**
- Studio/One Bedroom Apartment **\$250.00** Refundable Security Deposit
- Two Bedroom Apartment/ Penthouse **\$300.00** Refundable Security Deposit

Pet Criteria and Deposits

- A dog or cat is considered a pet.
- Dogs **MUST** be at least 1 year of age.
- A veterinarian certificate **MUST** be provided verifying the pet's weight, age and current vaccinations.
- Deposits/Fees are due upon to move-in.
- Pet deposits are refundable and will be **25%** of one month's rent.
- Monthly pet rent of **\$30.00** will be charged per apartment.
- A maximum of 2 pets per apartment is allowed.
- All pets are subject to an interview prior to approval.
- A photograph must be provided for each pet.
- Assistive animals are not pets and are not subject to the above criteria.
- No exotic animals will be accepted.
- The following dogs/animals are not allowed on the property under any circumstances, unless they are federally designated service animals. Doberman Pincher, German Shepherd, Pit Bull (also known as American Staffordshire), American Pit Bull Terrier, Staffordshire Bull Terrier, Rottweiler, Akita Inu, Chow Chow, Shar Pei, Great Dane, Presa Canario, Huskies, Malamutes, Wolfdogs or wild Hybrid, St. Bernard, Boxers, Pot Bellied Pigs, and ALL mixes of the above breeds. No exotic animals, including but not limited to alligators, crocodiles, monitor lizards. Any type of wild animal will not be allowed.

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.

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:

- There is falsification of any information entered on application forms.
- Eviction or negative residential history.

Please sign and return with completed application.

Signature

Date

Signature

Date

