



Qualification Acknowledgement

Welcome to our community! In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents for tenancy in our communities. Please note that this is our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by Greystar that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided in our community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services used.

FEE ACKNOWLEDGMENT

Please review this information before filling out a Rental Application. Please note that if you apply to rent in our community, you will be expected to pay the following with your Rental Application:

- An Application Fee in the amount of \$50 which is a non-refundable fee per person.
- An Application Fee in the amount of \$25 which is a non-refundable fee per guarantor.
- An Administrative Fee in the amount of \$150 which is non-refundable upon approval.
- An Application Deposit in the amount of \$250 which is non-refundable upon approval.

FAIR HOUSING STATEMENT

Greystar and the owner are committed to compliance with all federal, state and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, national origin, religion, sex, familial status, or handicap.

INCOME/EMPLOYMENT

To qualify without a guarantor, all persons applying for an apartment must have a verifiable source of income in an amount no less than three (3) times the rental rate. The rental amount for this apartment is \$ _____, therefore, your monthly income amount must be no less than \$ _____ to qualify without a guarantor.

For Applicants or Guarantors, acceptable evidence of income (provided for the most recent three (3) months) includes, but is not limited to, current pay stubs or written verification from an employer of the applicant's gross monthly income, bank statements, financial statements, proof of student financial aid such as loans and grants, proof of child and/or spousal support payments, proof of social security income, disability or other government income, or proof of retirement or trust fund income. We may also accept the most recent year's tax returns. All paycheck stubs must show year to date earnings.

RENTAL HISTORY

Less than six (6) months rental history may require an additional deposit if unable to obtain a guarantor. Any past rental history must be satisfactory (i.e., rent paid on time, lease obligation fulfilled, residence left in satisfactory condition, no outstanding charges). Anyone with an outstanding debt to a rental property must show proof of payment in full in order to be considered as having acceptable rental history. Applicant cannot have more than four (4) late payments or two (2) returned checks for rent in the most recent 12 month period.

CREDIT

Lack of established credit, or a negative credit rating of 50% or more will require either an additional deposit, or a guarantor will be required. Established retail credit rating should be in "Good Standing" for the past 24 months. No unpaid bills, liens, bad debts, judgments or bankruptcies within the last two (2) years. No outstanding debt to other rental communities is permitted at anytime.

GUARANTOR

A guarantor will be accepted for lack of rental history, credit, or income. Guarantors will not be accepted as a substitute for negative rental or criminal history. Guarantors must provide a permanent mailing address within the United States OR must provide an additional deposit (see below). Guarantors are required to have a verifiable source of income in a gross amount no less than four (4) times the market rental rate. The rental amount for this apartment is \$ _____, therefore, the guarantor's monthly income amount must be no less than \$ _____. Guarantors will be held fully responsible for the lease should the occupying resident default. Guarantors with permanent mailing addresses outside the United States may be accepted with a deposit no less than (2) times the rental rate or \$ _____ if they also meet all other criteria.

OCCUPANCY

The maximum number of occupants permitted to dwell in an apartment shall not exceed one (1) occupant* per bedroom. **Familial Occupancy Exception:* The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home, according to the size of the floor plan. For the purposes of this occupancy policy, a "family" shall consist of the following persons: One or more

individuals (who have not attained the age of 18 years) living with: (1) a parent or another person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

CRIMINAL HISTORY

If any applicant or adult occupant has a conviction or has received deferred adjudication for any felony, the Rental Application will be denied. Additionally, if any applicant or adult occupant has a conviction or had received deferred adjudication for the following misdemeanor offenses, the Rental Application will be denied:

- (1) Offenses classified by the Texas Penal Code, as an offense against the person, an offense against the family, arson, property damage or destruction, robbery, burglary and criminal trespass, theft, or weapons.
- (2) Offenses identified in the Texas Controlled Substances Act as a class A misdemeanor.
- (3) Any other offenses involving any misdemeanor offense for which a person is required to register as a sex offender in the state of Texas; or
- (4) Any federal offenses or offenses in another jurisdiction classified in a category similar to those identified in this section.

RENTER'S LIABILITY INSURANCE:

To be approved, applicant must have renter's or liability insurance, which provides limits of liability to third parties in an amount not less than \$50,000 per occurrence. Applicant must provide proof of such coverage in the form of a certificate of insurance or similar document, and applicant's insurer must agree to list landlord as an interested party and notify landlord in the event of termination or cancellation of coverage".

ANIMAL RESTRICTIONS*

There is a two (2) pet maximum per apartment. No exotic pets are allowed. Pets may not exceed thirty (30) pounds each. The following dog breed restrictions apply: Pit Bull, Staffordshire Terrier, German Shepard, Chow, Doberman Pinscher, and any mixes of these breeds. Prior to approving an animal in the dwelling, we will take a photo of the animal for our records, require a veterinarian record (containing the weight, age, breed of the

animal, and shot record), license within the city, require a signed animal agreement, and all additional security deposits and fees must be paid. Additional security deposit and non-refundable pet fee for each animal will be charged as follows:

- \$200 additional security deposit
- \$200 non-refundable pet fee

*Assistive animals for the disabled are not considered to be pets, but do require advance written consent of management.

If you are bringing a Rental Application to the office to be processed, bring your identification, (current Driver License or State Photo ID card) for all persons age 16 years and older. If you have indicated on your Rental Application that you are a Non-U.S. Citizen, you will be requested to complete a Supplemental Rental Application for Non-U.S. Citizens.

By signing this Qualification Acknowledgement, you acknowledge that you have had the opportunity to review our rental selection criteria, which include reasons your application may be denied, such as criminal history, credit history, current income, and rental history. Failure to provide accurate or complete information on the application form, or any other lawful reason, may also be cause for denial.

Signature of Applicant

Date

Signature of Guarantor (if applicable)

Date

Signature of Owner's Representative

Date