

Swell Apartments: Rental Criteria

IDENTIFICATION. Prospective residents (age 18 or older) must present valid state or other government-issued photo identification in order to view the community.

QUALIFYING STANDARDS (all applicants must be 18 years or older). An application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and contributing to the payment of the rent.

RENTAL HISTORY. All rental history will be reviewed and 24 months of positive rental and/or mortgage payment history is required and will be verified based on present and previous residence. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage. Negative rental history is described as any damages owed, rental related debt as described above within the past forty-eight (48) months, and/or evictions filed within the past eighty-four (84) months. Applicants with insufficient credit or rental history of less than 2 years have the option to provide a qualified guarantor or an additional deposit not exceeding the amount equivalent to 2 times the monthly rent.

CREDIT HISTORY. All credit history will be reviewed and a minimum credit score of 500 is required. An unsatisfactory credit report can significantly impact the result of the application. An unsatisfactory credit report is one that reflects past or current bad debts, collection accounts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected or does not meet all of the qualifying criteria, the applicant will be issued an Adverse Action Letter containing; the name, address, and telephone number of the credit-reporting agency that provided the credit report.

INCOME. The applicants must collectively must provide verifiable gross monthly income equal to at least 2.5 times the monthly rent. Acceptable income verification required: 6 months' worth of bank statements or 2 months of most recent paycheck stubs. Other additional acceptable documents include but not limited to: current offer letter within a one-month period, proof of government payments (such as child support, alimony, welfare, social security, disability, etc.). Retirement income and investment income may be accepted at the sole discretion of management. Other supplemental income that may be considered are filed tax documents within a specific timeframe from the lease application date.

COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS. This community does not accept comprehensive reusable tenant screening reports. Upon submission of the completed rental application and resident qualification acknowledgement, a credit evaluation will be conducted using one of the consumer reporting agencies.

SEX OFFENDER. We obtain information on each applicant, limited to sex offender registry information only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state, or national sex offender registry: The nature and severity of the conviction; The number and types of convictions; The time that has elapsed since the date of conviction; Age of the individual at the time of convictions; Evidence of good tenant history before and/or after the conviction occurred; and any supplemental information related to the individual's rehabilitation, good conduct, and additional facts or explanations provided by the individual.

GUARANTORS. In the event a guarantor is required, he/she must complete an Application for Residency and meet all of the Guarantor Qualification Criteria and is required to meet 6 times the monthly rent. A guarantor will be fully responsible for the Lease Agreement if the occupying resident(s) default on their financial obligations.

EVALUATION

Management evaluates the above information with a scoring method that weighs the indicators of future rent payment performance.

PETS. Two pets allowed per apartment. A photo of each animal must be taken by management and shot records provided prior to move in. Breed restrictions apply. **Per Pet:** \$35 monthly pet rent per pet. And \$250 pet deposit.

The following breeds are restricted from this community. Additional pet and breed restrictions may apply at this community. If you have pets, please check with your leasing professional for more information. These restrictions, deposits, and pet rent requirements do not apply to qualified assistance animals. Pit Bull Terriers/Staffordshire Terries, Doberman Pinschers, Presa Canarios, Alaskan Malamutes, Rottweilers, Chows, Akitas, Wolf-hybrids, and any exotic animals.

RENTER'S INSURANCE REQUIREMENT. You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we may require that you add our community as an "Interested Party," "Party of Interest," or similar language. Your lease will have additional details about the insurance requirements.

FAIR HOUSING STATEMENT. MACK Property Management is committed to compliance with all federal, state, and local fair housing laws. MACK Property Management will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. MACK Property Management will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

DATA AND COMMUNICATION. You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's

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authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at your lease agreement. By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily. The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

RENTAL RATES AND LEASE TERMS. Original rental rate quotes will be honored for 2 business days. The rental rate quote is associated with the apartment home's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.

FALSIFICATION OF APPLICATION: Any false statements or false information included in an application may result in denial of the application.

APPLICANT APPROVAL ACKNOWLEDGMENT. Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

APPLICATION FEE: \$31.00 per individual Applicant – Non-Refundable

SECURITY DEPOSIT: \$230.00 is charged at application -Please Note: Upon possible denial and/or cancellation, a request for refund may take up to 14 days.

This is to confirm that by signing below, I read and fully understand the above Resident Qualification Criteria: