

RESIDENT SCREENING POLICY: CONVENTIONAL PORTFOLIO CONTINUED

Criminal History: A criminal background report will be acquired for all applicants. A negative criminal history is grounds for automatic denial of an application. A negative criminal history includes, but is not limited to, any of the following:

- ♦ Felony Convictions
- ♦ Any Illegal Drug-related charges or convictions.
- ♦ Any Sex-Related Charges or Convictions.
- ♦ Any Terrorist-Related Charges or Convictions.
- ♦ Any Cruelty to Animals Charges or Convictions.
- ♦ Any Crimes Against Persons or Property.
- ♦ Any Charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication."
- ♦ Active Status on Probation or Parole resulting from any of the above.
- ♦ Traffic Violations excluded
- ♦ Misdemeanor convictions involving crimes against Persons or Property.

Pet Policy: If the property in which Applicant is applying for is pet friendly, a maximum of two pets will be permitted. Weight limits and animal type restrictions vary by property. Pets must be up to date on vaccinations and registered per the City requirements. A photo of the pet may be required prior to signing a lease and releasing keys. A non-refundable pet fee and prior approval from management is required. Additional deposits and/or monthly pet rent may be required. The following breeds and/or any hybrid or mixed breed of any of the following, is at risk of being not permitted at our properties:

- | | | |
|----------------------------------|------------------------------|------------------------|
| ♦ American Staffordshire Terrier | ♦ PitBull | ♦ Cane Corso |
| ♦ Doberman Pinscher | ♦ American Bull Terrier | ♦ Chow Chow |
| ♦ Akita | ♦ Staffordshire Bull Terrier | ♦ English Bull Terrier |
| ♦ German Shepherd | ♦ Korean Jindo | ♦ Rotweiler |

Poisonous animals such as spiders, insects, reptiles, and/or poisonous fish are not allowed.

Insurance Policy: Our company and community policies do not cover damage by fire, water, or any other cause to a resident's property located in the apartment or anywhere on the property. It is mandatory that EACH RESIDENT, obtains a Liability Insurance Policy with a \$50,000 minimum. The policy must be effective the day the keys are released to the resident. It is each resident's responsibility to carry a policy that will cover personal property if desired in addition to this policy.

Move-in Monies: Rent will be prorated based on the number of days remaining in the month that you move-in and due the day of receiving keys. If move-in date is the 25th of the month or after, the prorated rent will be submitted with the following month's rent.

I HAVE READ AND UNDERSTAND THE RESIDENT SCREENING POLICIES. BY SIGNING I AM AUTHORIZING INQUIRIES TO BE MADE BY ALL AVAILABLE MEANS TO VERIFY THE SCREENING POLICIES LISTED ABOVE. THIS INCLUDES, BUT IS NOT LIMITED TO, CONSUMER REPORTING AGENCIES, PUBLIC RECORDS, CRIMINAL BACKGROUND CHECK, CURRENT AND PREVIOUS RENTAL REFERENCES, AND EMPLOYERS.

FALSIFICATION OF INFORMATION WILL RESULT IN DENIAL OF APPLICATION OR TERMINATION OF THE RENTAL AGREEMENT.

1.	Applicant Signature _____	Cell Phone	__ (____) _____
	Email Address _____	Date	_____
2.	Spouse Signature _____	Cell Phone	__ (____) _____
	Email Address _____	Date	_____