

## Resident Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our communities. Nothing contained in these requirements shall constitute representation by Greystar that all residents and occupants currently residing in our community have met or currently meet these guidelines. Our policy is to require everyone aged 18 or over to be a leaseholder and therefore, must be approved as a leaseholder. Subject to their compliance with applicable laws, qualification standards include, but are not limited to, the following criteria:

**IDENTIFICATION.** Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be living in the apartment.

**INCOME.** All applicants must have a combined verifiable source of income in an amount in accordance with current community guidelines no less than three (3) times the rental rate.

**CREDIT HISTORY.** Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory or insufficient finding may result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

**GUARANTORS.** If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than five (5) times the rental rate. The guarantor must meet the criteria presented above throughout the entire duration of the applicable lease period.

**CRIMINAL HISTORY.** Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions. We conduct background screening on leaseholders and occupants.

**OCCUPANCY.** The following occupancy standards apply based on two (2) persons per bedroom, plus one per apartment:

One Bedroom

Three Persons

One Bedroom with Den

Three Persons

Two Bedroom

Five Persons

Three Bedroom

Seven Persons

Four Bedroom

Nine Persons

PETS. Pet restrictions vary at each community. The following breeds are restricted from our Greystar community:

Pit Bull Terriers/Staffordshire Terriers

Rottweiler's

Doberman Pinschers

Chows

Presa Canarios

Akitas

Alaskan Malamutes

Wolf-hybrids

Additional breed restrictions could apply and be property specific. If you have pets, please see your leasing representative for more information.

**RENTER'S INSURANCE REQUIREMENT.** Our community may require all lease holders 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 require that you add our community as an "Interested Party," "Party of Interest," or similar language.

**FAIR HOUSING STATEMENT.** Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar subscribes to a universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other applicable laws protecting specific classes. All persons involved with the leasing and operation of apartment homes are provided with diversity training on fair housing laws and Greystar corporate policies. Greystar and Owner will discuss and respond to any reasonable accommodation request based upon disability-related need. Greystar and the Owner will allow reasonable modification of existing premises, which may be at the expense of the disabled person.

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

**APPLICANT APPROVAL ACKNOWLEDGEMENT.** Applicant agrees to and acknowledges that all qualifying criteria referenced above will be considered in the screening process. Screening recommendations are based on the overall screening report from a third party provider. Applicants who do not meet the requirements referenced above may be declined or subject to a conditional approval including, but not limited to: additional /increased months' rent and/or deposit, or personal guarantor.