

# Resident Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. Subject to applicable laws, our requirements 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 or older.

**INCOME.** Applicants must collectively have verifiable income in an amount not less than 2.5 times the rental rate.

**VERIFICATION PROCESS.** After submitting your application, additional information may be needed to verify your identity and income. You will receive an email with instructions on verifying your identity, which may include a single-use authentication code sent to your cell phone. This process is time-sensitive and will need to be completed within 10 minutes of starting the process. You will receive a separate email including instructions on how to securely verify your income using your bank account information. Both of these verification processes must be completed before your application can be approved.

**CREDIT HISTORY.** We obtain a credit report on each applicant. Our credit reporting agency evaluates credit as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

**RENTAL HISTORY.** We obtain public records on each applicant related to eviction actions which may include filings, forcible entry detainers, and judgments. An unsatisfactory finding will result in the requirement of an additional deposit, guarantor, or denial.

**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 not less than 5 times the rental rate.

**ADULT DEPENDENT.** If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant who will reside in the apartment home. It is possible your application will be denied due to criminal convictions.

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

One Bedroom	Three Persons
One Bedroom with Den	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons
Four Bedroom	Nine Persons

**PETS.** The following breeds are restricted from this community. Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified assistance animals.

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

**RENTER'S INSURANCE REQUIREMENT.** You may be required to carry a minimum of \$300,000 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.** Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar will not discriminate on the basis of race, color, religion, sex, disability, national origin, familial status, marital status, sexual orientation, gender identity, source of income, ethnicity, citizenship, age (if over 18; except for 55+ communities); occupation (unless illegal), status as victim of domestic violence, sexual assault or stalking.

**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 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 <https://www.greystar.com/privacy>.

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.

**TENANT BILL OF RIGHTS AND RESOURCES:** The Tenant Bill of Rights and Resources are available and may be viewed at <https://www.greystar.com/renters-rights-resources>

**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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Leasing Representative/Agent for Owner

\_\_\_\_\_  
Date

