



SCREENING CRITERIA POLICY

RESERVATION REQUIREMENTS

All future residents must complete a rental application and associated guarantor application (if applicable), pay any required fees/deposits in full, and qualify with an approved criminal and credit screening before an individual or group apartment waitlist reservation may be accepted.

POLICY REGARDING FEES

Standard fees including application and administrative fees may be due at the time of applying to cover administrative costs pertaining to the screening and lease signing process. Additional fees/deposits may be incurred if additional conditions are required for screening approval. Full payment of all applicable fees/deposits is required to secure a reservation.

If your application is denied or unqualified, or if you are issued Military orders by the U.S. Government which prevent you from moving in, then we will refund to you the remaining portion of your administrative fee and/or security deposits after deducting the cost of the screening reports.

If your application is approved and you choose to cancel it before signing the Lease, then you forfeit all fees up to the limit as permitted by law, and they will be applied in full to costs associated with screening reports and administrative processing. Each Applicant who signed the application must notify Management in writing of their intention to cancel.

RESIDENT SCREENING CRITERIA

Please review and consent to this Resident Screening Criteria. Note that this is our current rental qualification criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents currently residing in our community, including the roommates that will occupy the apartment with any resident, have met these requirements. There may be residents and occupants that have resided in the community prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information received from various third-party services used.

Fair Housing Statement: Yugo does business in accordance with the Federal Fair Housing Act. We provide equal housing for all people and do not discriminate based on race, color, religion, sex, gender identity, sexual orientation, national origin, handicap, age, or familial status, or any other protected class as defined by federal, state, and local jurisdictions.

Identification: All Applicants and Guarantors must provide a valid, not expired, government issued photo identification (e.g., State Driver's License, State Identification Card, or Passport) and Social Security Number. If an Applicant does not have a Social Security Number, then the Applicant is required to provide an I-20 and Visa issued by the U.S. Government as proof of temporary resident status.

Age: Anyone who is of legal age, 18 or older, may apply for residency.

Income: Applicants must be able to provide verification of monthly income no less than two and one-half times (2.5x) the total monthly rent.

Criminal History: Applicants must pass a criminal background screening. *For Applicants in Seattle, Washington, we obtain information on each applicant, limited to sex offender registry information only.*

Credit History: If an Applicant is "self-qualifying," then the Applicant must pass the credit screening which requires the Applicant's Social Security Number. If an Applicant is applying "with Guarantor", then only the Guarantor must pass the credit screening which requires the Guarantor's Social Security Number. Applicants without a Social Security Number may pass the credit screening with special conditions applied such as additional security deposits and/or prepayments in place of the Social Security Number. If any Applicant's and/or Guarantor's credit history includes an eviction, a recent bankruptcy filing, or a recent foreclosure; the application for residency may be subject to denial, where legally permitted. Applicants who do not qualify on their own can obtain a Guarantor.

Guarantor: A Guarantor is required in the event that an applicant does not have verifiable monthly income in an amount not less than two and one-half times (2.5x) the total monthly rent and/or has unsatisfactory or insufficient credit history. The Guarantor must be (1) a parent or legal guardian of the Resident, (2) a designee of the parent or legal guardian with written permission such as power of attorney, (3) another person related to the Applicant, or (4) an adult over the age of 25 who is willing and able to be financially responsible for the Applicant, (5) have verifiable monthly income of an amount not less than two and one-half times (2.5x) the total monthly rent. If a Guarantor is approved, the Lease Guaranty Agreement must be 1) signed electronically, 2) notarized, or 3) signed in the presence of a company representative within **SEVEN (7) DAYS** following this application or your reservation may be canceled without refund.

Guarantor Waiver Program: For Applicants who either cannot self-qualify, do not have their own Guarantor, or the Guarantor does not qualify within 7 days from the time of application, Landlord may, but shall not be required to, enroll a qualified Applicant in the Guarantor Waiver Program, the cost of which will be added to Tenant's monthly recurring charges. *Guarantor Waiver Program does not apply for applicants in Oregon in accordance with state legislature.*

Rental History: Upon request, Applicants and/or Guarantors must be able to provide positive rental references. Within the last 12-month period, Applicants and/or Guarantors may not have more than three (3) late rent payments or two (2) returned rent checks on their rental history. Applications will be automatically denied if rental history includes eviction, breach of lease agreement, or unsettled rental collection/delinquency. If a rental collection has been settled, Applicants and/or Guarantors must show proof of payment in full for their applications to be considered.

Occupancy: Our occupancy policy for non-family Applicants is one person per bedroom unless we designate the bedroom as a “double occupancy” or “shared” bedroom. *For Applicants in Oregon, an occupancy guideline for a dwelling unit shall not be more restrictive than two people per bedroom and shall be reasonable. Reasonableness shall be determined on a case-by-case basis with consideration to the size of the bedrooms and the overall size of the dwelling.* For Applicants qualifying as a family, please review the Family Occupancy section of this criteria.

Family Occupancy: For purposes of our family occupancy policy, a “family” shall consist of the following: one or more individuals under the age of 18 years being domiciled with: 1) a parent or another person having legal custody of such 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 under the age of 18 years. A family may occupy an accommodation if the family does not exceed two (2) persons per bedroom plus an infant who is under the age of 12 months and who sleeps in the same bedroom with the infant’s parent, guardian, legal custodian, or person applying for that status.

Falsification of Application: Any application with false information will result in the automatic rejection of the application. In the event that an application is rejected due to false information, the community has the right to apply payments received towards liquidated damages, as permitted by law, and terminate any right you have to lease the premises. In any lawsuit relating to this application, the prevailing party is entitled to recover attorney’s fees and all other costs of litigation from the losing party.

SCREENING CONSENT AUTHORIZATION

You declare that all statements on your application are true and complete. You authorize us to verify this information through all available means, including credit reports, consumer reports, and rental history reports, but we’re not required to verify or investigate any preliminary findings or accept screening reports from any other parties or sources. We reserve the right to furnish information to consumer reporting agencies and other rental housing owners about the performance of our residents on their Lease obligations. This information may be reported at any time and includes both favorable and unfavorable information regarding your compliance with the Lease, the rules, and your financial obligations.