Resident Qualification Criteria for
18809 Egret Bay Blvd. Unit 112

This document may be revised, modified, or updated from time to time by Landlord at Landlord's sole discretion.

Applicants may be subject to more restrictive qualification criteria as established by Homeowner Associations (HOAs) and municipalities.

Applications

- An application must be completed for each occupant 18 years of age or older and all individuals deemed an adult under applicable law regardless of age.
- A $50 non-refundable application fee must be paid by each Applicant before an application will be processed. The tenant screening process is through MySmart Move.
- All Applicants are required to present a valid government-issued identification and social security card. Except as otherwise prohibited by applicable law, non-U.S. citizen Applicants may be required to present additional documentation evidencing Applicant's right to live in the United States through the end of the lease term.
- An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Landlord and Applicant execute a lease agreement and Applicant pays all required funds.
- Falsification of any information on an application may result in Applicant's automatic denial. If an Applicant is denied for falsifying paperwork, Landlord may retain all deposits and fees paid.
- A thorough background check of all tenants is required. You could be denied for the following or similar reasons: False, inaccurate, or incomplete applications; evictions; judgments related to rental residency; tax liens; unpaid child support; current bankruptcy proceedings; felony convictions; out of prison or jail less than 5 years; multiple felonies; physical or violent crimes; domestic violence; sex offenses and/or appearance on any sexual offense or terrorist database.

Equal Housing

- Landlord and Landlord's agents are committed to providing equal housing opportunities to all Applicants regardless of race, color, religion, national origin, sex, disability, family status, sexual orientation, gender identity, lawful source of income, or other protected class status under applicable law

RESIDENT QUALIFICATION CRITERIA

1. Occupancy Guidelines

- The total number of tenants and occupants may not exceed two (2) persons per bedroom.

2. Age

• Applicants must be 18 years of age or older, unless deemed an adult under applicable law.

3. Credit

- A minimum credit score of at least 620.
- A TransUnion credit report or substantially similar report will be completed on all Applicants to verify creditworthiness. Verified credit history will be entered into an application scoring model to determine rental eligibility.
- Security deposit levels may vary based on an Applicant's credit report.
- Applicant may be denied if a TransUnion report cannot be obtained.
- Open bankruptcies will result in an automatic denial of the application.
- Some credit results may require further verification.

4. Income

- The combined household income must be a minimum of three times (3x) the monthly rent between the approved financially responsible Applicants.
- If a household has three (3) or more Applicants, Landlord will use only the two (2) highest incomes in calculating the combined household income.
- Employed Applicants will be asked to produce pay stubs for the past twelve (12) consecutive weeks for the most recent months of employment unless Applicant is paid monthly, in which case, they will be asked to produce pay stubs for the last three (3) consecutive months.
- Employed Applicant's employment and income may be verified by accessing an online employment database.
- Additional legal sources of verifiable income may be accepted. Examples include social security, child support, disability, retirement, bank statements, and any other legal, verifiable income. Applicant must provide three (3) consecutive months of bank statements if an additional source of income cannot be confirmed from its source.
- Applicants who are self-employed or proprietors of businesses will be asked to provide their last two (2) years of tax returns.
- Applicants starting a new job may be required to provide an offer letter on employer letterhead confirming start date and compensation terms.
- In instances where sufficient income requirements cannot be met, Landlord **WILL NOT** elect to accept pre-paid rent or a guarantor.
- Some income results may require further verification.

5. Rental History

- Prior evictions may result in an automatic denial of the application.
- Applicant may be denied for an outstanding debt/judgment to any prior landlord.
- Twelve (12) months of valid verifiable rental history payments (meaning a written lease or month to month agreement). If rental history is less than 12 months, an increased deposit may be requested.
- Failure to provide the requested information, providing inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to deny application.

6. Criminal History

- A criminal background check will be completed for each Applicant.
- In evaluating an Applicant's criminal history, Landlord will conduct an assessment of the risk to persons or property posed by an Applicant that may consider the following: (1) the type of crime; (2) the severity of the crime; (3) the facts or circumstances surrounding the crime; (4) the length of time that has passed since the crime; (5) the age of the Applicant at the time of the crime; and (6) evidence of rehabilitation efforts.
- Convictions for the manufacture or distribution of a controlled substance will result in an automatic denial of the application.
- Landlord will not deny an Applicant solely on the basis of arrests or pending criminal actions.
- Landlord's decision to lease the Property may be influenced by the information obtained in the report.
- Denied Applicants may petition Landlord for reconsideration by providing additional information to assist Landlord in its review of criminal history.

7. Pet

- Occupants are permitted 1 (one) household pet, must be vaccinated, and must be approved by the landlord. Pet shall not exceed 30 pounds in body weight when fully grown. Must be over two years of age. Pet may not be kept or bred for commercial purposes on the property. Pet owner shall be responsible for cleaning up after their pet, removing and disposing of all pet droppings. No aggressive dog breeds.
- Poultry or ducks are not permitted.
- Livestock, poisonous, wild, or exotic animals are not permitted.
- Aquariums are not permitted.
- Assistance animals for persons with disabilities are not considered to be pets and are not subject to the above pet restrictions. Assistance animals require Landlord's advance written approval. – Service Animal Form Required.
- Nonrefundable $500 pet deposit fee and $75 monthly pet fee.

- Must submit an Animal Addendum, photo of pets, and copy of up-to-date records

8. Vehicles

- No more than two (2) vehicles are permitted.
- Vehicles must be parked in the designated spots.
- Vehicles must be operational and have current registrations.
- Inoperable motor vehicles, untagged or unlicensed vehicles or vehicles with expired tags and/or inspection stickers are prohibited and are subject to towing.
- Boats and trailers are not permitted.

9. Smoking

- No smoking or vaping of any kind permitted in the home.

10. Renter's Insurance

Landlord requires that residents obtain renter's insurance for casualties such as fire, flood, water damage, theft, and general liability. Renter's insurance should be at least a traditional HO4 policy and have a minimum of $100,000 of liability coverage with Landlord identified as an Additional Insured. All tenants must carry renter's insurance during the entire duration of the lease agreement. Proof of insurance required.

X _____ X _____

Tenant Tenant