

RENTAL QUALIFYING GUIDELINES

Thank you for applying to live at a PeakMade community. To obtain residency in the community, each Applicant must meet the following rental criteria. Before you fill out the Lease Contract Application, please read the following requirements. The term "Applicant" under these criteria means the person who will be signing the Lease Contract as the "Resident." The term "Guarantor" in these criteria means the person who will sign the Guaranty of Resident Obligations, if applicable.

These are our current Rental Qualifying Guidelines and nothing contained in these requirements shall constitute a guarantee or representation that all Residents currently residing in the community, including the roommates that will occupy the Unit with any Resident, have met these requirements. There may be Residents or occupants who have applied to reside in our community prior to these Guidelines going into effect. We are not responsible and assume no duty for obtaining criminal history checks on any residents, occupants, guests, or contractors in the Community.

INCOME REQUIREMENT

The Applicant must have a verifiable monthly gross income equal to two and a half (2.5) times the total rent and must have qualifying credit history.

Lease Rental Bond: Applicants have the option of obtaining a lease rental bond through Owner's third-party partner, TheGuarantors, in lieu of qualifying income or payment of a security deposit. Applicant will apply directly with TheGuarantors for this option and approval is in the sole discretion of TheGuarantors. A one-time fee will be paid by Applicant to TheGuarantors in exchange for this rental bond and Applicant will be required to sign a General Agreement of Indemnity with TheGuarantors. Once the Applicant has been approved by and completed enrollment with TheGuarantors, the Applicant will have satisfied the Income Requirement. If the Applicant chooses this option, they must complete this process within two weeks of submitting a Housing Application.

CREDIT HISTORY

Credit history for each applicant is screened through a third-party service for approval recommendation. The recommendation is determined by analyzing credit over the prior five (5) years for timely payment history, age of open accounts, types of open accounts, amount of credit inquiries, as well as percentage of open credit available. Depending on the results of this analysis, an applicant may be required to pay an additional deposit or the application may be denied.

Factors that can result in an automatic denial include:

- False Social Security Number
- Eviction Judgment
- Unpaid Housing Debt
- FACTA Fraud Alert
- Open Bankruptcy

Applicant must have a check verification code of "accepted" as provided by "Telecheck" in order to enjoy the privilege of paying rent and other charges with a personal check. If the applicant fails to meet this requirement, but is otherwise approved for residency, they will be required to pay by cashier's check or by electronic means available at this property.

In accordance with the Fair and Accurate Credit Transaction Act of 2003 (FACTA), all applicants must provide a government issued ID during the application process. Identification provided must match information provided in the rental application. If applicant has a "fraud alert" noted on their credit report, the application will be denied until identity can be confirmed by our screening contractor using the contact method provided on the credit report.

CRIMINAL HISTORY

A criminal background report for each applicant is screened through a third party service for approval recommendation. Criminal history which indicates that an applicant's tenancy would constitute a direct threat to the health or safety of other individuals, or whose tenancy could result in substantial physical damage to the property of owner or others, will result in rejection of the application.

1. Recommend Denial for felony or misdemeanor offenses, within **7-10 years (depending on severity) of the date of conviction or other adjudication of the offense** for: murder, assault, sexual offenses (including sex offenders subject to a lifetime registration requirement), illegal manufacture or distribution of a controlled substance, or other crimes against persons.
2. Recommend Approval for misdemeanor offenses involving weapons or the illegal manufacture or distribution of a controlled substance, and felony offenses involving possession of marijuana if **sentence was completed 3 years or more from the date of application.**
3. Recommend Approval for felony or misdemeanor offenses, involving counterfeiting, embezzlement, identity theft and other fraud-related offenses, cyber offenses, family violence, and drug possession offenses, if **sentence was completed 7 years or more from the date of application.**

This PeakMade community is an Equal Housing Opportunity Community.
If the above qualifications are not met, your Application and/or Lease Contract will be subject to denial.



Applicants who are denied may submit, within fourteen (14) days of the denial, verifiable evidence of mitigating factors for additional assessment including (by way of example, with no single factor being determinative): the facts or circumstances surrounding the criminal conduct; the age of the individual at the time of the conduct; evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct; evidence of rehabilitation efforts and/or any other factors related to whether a specific person poses any threat to safety.

RENTAL HISTORY

We will review the prior five years of rental history. No negative rental history will be accepted. Negative rental history is determined by: failure to pay rent timely, eviction, unpaid rent balance or damages, repeated disturbances, prior management reports drug dealing/use/manufacturing, violence to persons or property, gambling, prostitution, or reports that applicant is not eligible for re-occupancy. First time renters or applicants with limited verifiable rental history, will be accepted with an additional deposit of two months' rent as allowed by law.

OCCUPANCY CRITERIA

Occupancy limits may vary based upon the size and characteristics of individual floor plans, but generally a maximum of two persons per bedroom plus a child under two (2) years old will be allowed to occupy a unit, or as may be restricted by applicable state or municipal code.

APPLICANT REQUIREMENTS

Applicants must meet age requirements of state law to apply. Minors who are emancipated, parents, or pregnant may also apply.

NON-CITIZEN REQUIREMENTS

Non-U.S. Citizens are welcome to apply. A Supplemental Rental Application for Non-U.S. Citizens must be completed and one of the following must be provided for identity verification purposes only: 1) Form I-551 Permanent Resident Card, 2) Form I-485 Application for Adjustment of Status, 3) Form I-94 Arrival –Departure Record, 4) Other official U.S. Citizenship and Immigration Services document, or 5) If you are waiting for replacement of one of the aforementioned forms, an official receipt from U.S. Citizenship and Immigration Services of your entitlement to a required form. If the form of documentation required does not include a photograph, additional identification is required in the form of a passport or other government-issued photo ID.

PeakMade Real Estate adheres to the Fair Housing Law (Title VIII) of the Civil Rights Action of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988 which stipulate that it is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national origin, disability, familial status or any other class protected by law.

Signature of Applicant: _____

Date: _____

