

APPLICATION CRITERIA AND GROUNDS FOR DENIAL

WELCOME

We are delighted that you are interested in leasing from CAS Investment Properties, LLC. The criteria for qualifying as a resident are provided below.

EQUAL HOUSING OPPORTUNITY

This property is an Equal Housing Opportunity provider. We do business in accordance with state and federal fair housing and antidiscrimination laws, including but not limited to consideration of reasonable accommodations requested to complete the application process. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We provide housing in accordance with all other local laws if those laws provide greater protection than the Federal Fair Housing Act.

REASONABLE ACCOMODATIONS

It is our policy to provide reasonable accommodations and modifications upon request to all applicants/residents with disabilities. Accommodations may include changes in the method of administering policies, procedures, services, unit transfers or allowing a live-in aide. Requests can be made in writing or in any other equally effective method to the management office. A response to requests for accommodation and/or modification will be made in writing not more than 7 business days after the request is received. Third party documentation of reasonable accommodation and /or modification may be required if need is not readily apparent. Specific medical or disability information will not be sought.

APPLICATIONS, APPLICATION FEE AND SECURITY DEPOSIT

Completed applications will be processed in the order that they are received. An application fee will be charged after the application is completed. This fee pays for the credit report and background check. We will not hold a property or process an application without an application fee for each submitted application and being paid. After the application is accepted, the application deposit is due within 24 hours to reserve the home. On the day of move-in, the application deposit will then become the security deposit. All applicants must see the property in person before the application will be processed.

ELECTRONIC COMMUNICATION

Our company strives to be paperless. To the extent possible, the applicant agrees to apply online, sign a lease online, pay online, communicate online.

ANIMALS

Only dogs, cats, and fish are welcomed at this community. We allow maximum of 2 animals per property, each with a \$250 non-refundable fee. The animal(s) full grown must weigh no more than 30 pounds at full grown adult age. Fish Tanks may not be larger than 35 gallons. Only non-aggressive breeds of animals are welcome. While this is not an exhaustive list, the following is a

1 Property Representative's initials _____

Applicants' initials _____

guideline. Prohibited Animals Breeds include any hybrid or mixed breed of one of the following: Akita, American Bull Dog, Boxer, Chow Chow, Doberman, German Shepherd, Great Dane, Husky, Malamute, Pit Bull, Presa Canario, Rottweiler, St. Bernard, Terrier Stafforshire. Other prohibited animals include but are not limited to birds, ferrets, pot belly pig, raccoons, reptiles, rodents, skunks, squirrels, and spiders.

The Prohibited Animal List and fees do not apply to households with a service/assistance animal. Verification may be required for deposit/fee waiver and we may require a Verification of Disability form be completed by your care provider and returned to us by fax, mail, or email directly from your care provider's office.

Emotional support, assistance, or search and rescue dogs are not required to pay a security deposit. The applicant must provide credible and current documentation for the above situations. Per emotional support animals, the applicant must have documentation from a medical provider that confirms the need for a support animal and certification that the animal is indeed a support animal. The type of emotional support animals are within reasonable accommodation.

SATELLITE DISH

You must obtain approval from management prior to purchasing or arranging for installation of a satellite dish. If applicable, we will allow the installation of one satellite dish per apartment in accordance with FCC and local access laws. A satellite dish cannot be installed on the roof or structure of the home. They must only be installed on the ground.

RENTERS INSURANCE

Renters insurance is required at this community at the tenants expense. The tenant may choose a company of their choice as long as the Landlord is listed as a "named insured" or "additional insured."

OCCUPANCY

Occupancy limits for unrelated adults is different than members of a family. A three bedroom home is limited to 4 unrelated adults and 6 members of a family. Moreover, we generally require that all persons 18 or older residing in a home meet our rental criteria and be a lease signer on the lease. However, a minor in certain circumstances may be able to sign a lease as a parent or guardian of a child.

We recognize that in some situations, it may be appropriate to approve an adult as a permitted occupant only. Adult permitted occupants will be approved in the following situations, provided those applicants for occupancy meet our criteria for rental history (if not first-time renter) and criminal history:

- A spouse who does not work outside the home, provided the working spouse' income satisfies the income requirements specified in this criteria.
- A member of resident's household who is over the age of 65 and does not have a regular source of income such as pension or Social Security benefits.

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- A member of the resident's household who is unable to work due to a total and permanent disability.
- An adult child who is a member of the resident's household and is unable to work due to a developmental or other disability.
- A live-in aide, who is permitted by way of a reasonable accommodation request, due to disability. A live-in aid is required to pass a criminal background check (rental and employment verifications are not necessary).
- An adult child between the ages of 18 and 26 who is a full-time student at a high school, college, university, junior college, technical school or other institution of higher learning.
- Persons that will occupy a unit leased by a pre-approved corporation.

INTERNATIONAL APPLICANTS

Non-U.S. Citizens are welcome to apply. A Supplemental Rental Application for Non-U.S. Citizens must be completed.

- One of the following must be provided for identity verification purposes only:
 - Form I-485 Application to Register Permanent Residence or Adjust Status,
 - Form I-94 Arrival –Departure Record (form does not contain photo or fingerprint)
 - Other official U.S. Citizenship and Immigration Services document
- 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 official identification from your country.

GUARANTOR

It is our company policy that we do not accept applications with a guarantor.

EARLY RELEASE

Per the lease, a tenant may be released early from the lease in the case of a military active duty call or domestic violence or assault. For military members, they may end their lease if they receive permanent change of duty locations, or deployment for more than 90 days. In case of early release for domestic violence or assault, a court restraining order or police documentation is required along with a signed TAA affidavit. Each situation will be considered ASAP by the Landlord.

CREDIT REPORT, BACKGROUND CHECK, LANDLORD VERIFICATION

All Applicants will be processed through a credit-reporting and background check agency. All responsible parties 18 years of age or older must complete and sign an application. Unauthorized occupants are strictly forbidden. In reviewing the application, all or part of the following areas will be taken into consideration. Applicants will be denied if they do not meet the Landlord's screening criteria. If the applicant's credit is frozen then the applicant will pay for the rescreen.

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REQUIRED CREDIT SCORE

Credit status will be checked through an appropriate credit bureau. The credit history must be free of any evictions, outstanding debt to previous landlords, and creditors. The required credit score is 550+ (no exceptions) with a 2 year history of on time payments.

RESIDENT/RENTAL HISTORY

The last 5 years resident/rental history is required. All appropriate phone numbers and addresses must appear on the occupancy application. Home ownership is considered rental history. History must be free of rental housing evictions, skips, and all delinquencies. Failure to move into the home on the agreed date is cause for disqualification. A copy of the previous lease will be requested for the past year.

CHECK WRITING HISTORY

No evidence of negative check writing history.

CRIMINAL HISTORY

The criminal records of all household members over the age of 18 will be checked and reviewed for felony and misdemeanor offenses. There cannot be a felony or misdemeanor within 10 years of conviction and time served. All applicants with a misdemeanor or felony conviction for murder, assault, or sexual offenses will be denied regardless of date.

If a rental applicant is denied due to a criminal conviction and the applicant disputes the accuracy of the criminal history on the report, then supplemental material may be submitted. Applicants with criminal histories must meet all other Rental Qualifying Criteria. The applicant may provide mitigating information about the criminal history within 14 days from the date of the application denial. The property will not be reserved in the intervening time. The applicant can provide any information that they desire but ought to consider: personal references, pursuit and completion of educational programs, good rental history, and verifiable evidence of rehabilitation efforts.

PREVIOUS LANDLORD VERIFICATION

An Applicant will be disqualified if a credit report or previous Landlord shows a history of:

- allowing unauthorized occupant(s) to reside in your home.
- poor housekeeping.
- drug or alcohol abuse and no current rehabilitative services.
- paying rent late or poor rental background.
- refusal to occupy proper unit size in accordance with property unit size standards.
- property damage to apartment/townhouse/house or common areas.
- lease violations.
- violence and interference with management's duties and responsibilities.

QUALIFICATIONS

EMPLOYMENT INCOME

The applicant's employment must be verified, including salary amount. Monthly rent cannot exceed 33% of the gross monthly income. An applicant must provide 2 pay stubs. If the applicant

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is self-employed, then business profit and loss statements are required for the previous 2 years along with 2 IRS tax returns.

MARRIED COUPLES AND ROOMMATES

While a married couple's financial status is viewed as a singular entity, roommates and non-married couples must qualify on their own as an individual.

PROPER DOCUMENTATION

Must be able to provide documentation to verify legal entry and residency in the United States for the length of the lease term. Any missing information concerning bank account information, credit, pay stubs, and legal status is grounds for denial. Each applicant must provide one form of government photo identification.

BANKRUPTCY

There cannot be a bankruptcy within the past 10 years.

HOUSING

The lease agreement prohibits criminal activity, including drug related criminal activity on or near our premises. While pets are permitted, there is a limit of two animals of non-aggressive breeds that weigh 30 pounds or less. No housing vouchers will be accepted over the duration of the lease. The applicant will provide their own fridge, washer, and dryer. The applicant will be responsible for all utilities, lawn, home subscriptions, and yard maintenance. The applicant will have full use of home/kitchen appliances present in the home at move-in. However, tenant is responsible for repairs or replacement of home/kitchen appliances over the duration of the lease.

AUTOMATIC DENIAL

Factors that can result in an automatic denial, regardless of age, include:

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

APPLICATION NOTIFICATION

The applicant will be notified of the final decision within 2 business days after the completion of the credit report and background check. The background check from Western Reporting can take as many as 7 business days.

FINAL TERMS

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's resident application criteria. The resident application criteria may include factors such as criminal history, credit history, current income and rental history. If the applicant does not meet the application criteria, or if they provide inaccurate or incomplete information, the application will be rejected. The application fee will not be refunded.

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PLEASE TAKE YOUR TIME AND FILL OUT YOUR APPLICATION THOROUGHLY TO INSURE TIMELY PROCESSING. PROCESSING CANNOT BEGIN UNTIL A COMPLETED APPLICATION IS RECEIVED.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE RESIDENT QUALIFYING CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED. I UNDERSTAND THAT IF I DO NOT MEET THE RESIDENT QUALIFYING CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION (OMISSION) OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

I ACKNOWLEDGE THAT IF I CANCEL MY APPLICATION, MY APPLICATION DEPOSIT WILL NOT BE REFUNDED, REGARDLESS OF MY REASONS FOR CANCELLING MY APPLICATION.

I ACKNOWLEDGE IT WILL TAKE UP TO 30 DAYS TO RECEIVE A REFUND OF MY APPLICATION DEPOSIT IF MY APPLICATION IS DECLINED FOR REASONS THAT DO NOT RESULT IN MY APPLICATION DEPOSIT BEING LAWFULLY RETAINED.

THE LANDLORD MAY ALTER THE MONTHLY RENTAL PRICE, OR THE DEPOSIT IF ANY OF THESE QUALIFICATIONS ARE NOT MET.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

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