



RENTAL QUALIFYING STANDARDS

Sterling Real Estate, LLC and ZCA Front St QOZB, LLC conduct business in accordance with Federal Fair Housing Act, PA Human Relations Commission and Philadelphia Fair Housing Ordinance which collectively prohibit discrimination in the rental of dwellings based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), disability, age, ethnicity, sexual orientation, gender identity, ancestry, marital status, source of income and domestic or sexual violence victim status.

Identification: All visitors must present a valid driver's license or government issued photo identification in order to view the community and to sign the Residential Lease Agreement.

Rental Rates: Rental rates change daily and are based upon the apartment selected, the move in date and the length of the lease. Quoted rents will be honored for 48 hours.

Apartment Availability: Management cannot guarantee occupancy for any apartment. The actual date of possession is contingent upon completion of the selected apartment or the vacating of the previous resident.

The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at the beginning of the business day may differ from the available listing at the end of the business day.

An apartment becomes available to lease when Management posts the notice in the software program, which will happen when one or all of the following occur:

- Delivery from construction.
- A written notice to vacate is received.
- Keys to the apartment are received.
- A vacancy has been validated.

Screening Criteria: An individual assessment will be conducted for each applicant. Each person over the age of 18 must complete a Lease Application and is considered to be an applicant. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Provable income plus verified credit history and identity confirmation will be entered into a credit scoring system, which determines rental eligibility. Other factors impacting rental eligibility may include bankruptcy, foreclosure history, utility payment history, prior eviction records from past four years, and rental payment history. Criminal history will be verified and must meet the standards outlined below in order to be eligible to rent. Each applicant's criminal status will be individually evaluated; applicants' income and credit will be combined.



Note: Failure to pay rent or utility bills or any eviction proceeding brought against the applicant during the COVID-19 emergency period beginning March 1, 2020 (other than an eviction based on violent or dangerous criminal activity that resulted in a judgement against the applicant) shall not be included in the screening or credit scoring model.

Income Verification: Proof of verifiable recurring sources of income equal to 3 times the monthly market rent (plus all other rental charges such as pet, garage, storage rent, etc.) is required. Verifiable sources of income include, but are not limited to, recurring payroll deposits, distributions from investments, social security, etc. Gross annual income for all applicants is combined. After submitting the application, the applicant will receive a separate email including instructions on how to securely verify income. This process must be completed before the application can be approved. If process has not been started within 48 hours of application submission, the application will be automatically denied.

Applicants without bank accounts or whose income cannot be verified electronically, will be required to provide income verification documents such as pay stubs, investment statements, social security, etc. to the management office for review and approval.

Criminal History: A criminal background check will be conducted for each rental applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months. The application will be denied for any of the following felony convictions that have occurred within the seven (7) years prior to the application date (except as otherwise noted):

- Any terrorist related conviction/Federal Watch List per Office of Foreign Assets Control (date unrestricted).
- Any illegal drug/controlled substance manufacturing or distribution conviction (date unrestricted); possession or use of drugs.
- Sex Offender Registry (date unrestricted).
- Sex related offenses including Forcible/Non-forcible, Sex Offender, Prostitution, Pornography, Obscene Material, Peeping Tom.
- Violent offenses including Homicide/Murder, Kidnapping, Robbery, Assault and/or Battery.
- Weapons offenses.
- Property offenses including Theft, Embezzlement, Burglary, Breaking and Entering, Larceny, Shoplifting, Vandalism, Destruction of Property, Arson, Vehicle Theft.
- Offenses against animals including Cruelty, Animal Fighting, Dangerous Animals, Animal at Large.
- Fraud offenses including Bribery, Fraud, Deception, Corruption, Forgery, Falsifying Documents, Counterfeiting, Insurance Fraud, Misuse.
- Bad Checks.
- Active status on probation or parole resulting from any of the above felony convictions

Renter's Insurance:

- Renter's Insurance must be obtained and maintained throughout your residency. A Certificate of Tenant's Insurance with \$100,000 minimum liability must be presented in order for you to execute your lease and receive keys to the apartment. Sterling Real Estate, LLC must be named as an additional interest.



Smoking Policy:

- **100% Smoke Free Community.** Smoking or use of cigars, cigarettes, e-cigarettes, hookahs, vaporizers, or pipes shall not be permitted in any apartment, common area of the community or within 25 feet of any building.

Pet Policy:

- Cats and Dogs welcome.
- Maximum of two (2) pets per apartment. Only one dog permitted - i.e., 1 dog and 1 cat; 2 cats; or 1 dog.
- Weight limit: 40 lbs.
- Breed Restrictions: Include but are not limited to: Chow, Pit Bulls or Pit Bull mixes, Mastiffs, Dobermans, and Rottweilers.
- Pet Fee - One-time, \$250 non-refundable fee per pet.
- Pet Rent - \$25 per pet, per month.

Fees:

- Application Fee - \$50 per applicant age 18+ (non-refundable).
- Holding Fee - \$250 (applied towards first month's rent).

Deposits:

- Security Deposit equal to one (1) month's rent for fully approved applicants.

Application and Move-in Information: The Holding Fee is required to reserve or hold your apartment off the market.

- If approved, the Holding Fee is applied towards first month's rent.
- If we are unable to approve the application, the Holding Fee will be refunded in full to applicant(s).
- If application is cancelled by applicant(s) for any reason, after 72 hours the Holding Fee will not be refunded and will be retained as liquidated damages for withdrawing the apartment from the market.

After your application is approved, the following items are required to execute the lease and receive keys:

- Electric service for your apartment should be established with PECO Energy as of the move-in date.
- Contact PECO Energy at 1-800-494-4000.



- A government issued photo ID.
- Certificate of Renter's Liability Insurance - \$100,000 minimum liability. Sterling Real Estate, LLC must be listed as additional interest.
- If you are bringing a pet(s), proof of current inoculations and spay/neuter records must be provided by attending veterinarian as well as a current photo of the pet(s).
- Certified check or money order for applicable rent, deposit(s) and fees.

