

RENTAL APPLICATION CRITERIA

NON-DISCRIMINATION

Heritage Grove ("Management") operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws.

This community will make reasonable accommodation(s) to persons with disabilities if such accommodation(s) will allow a prospect and/or applicant an experience comparable to those of non-disabled renters. Any person can make a request for reasonable accommodation by phone or in writing to the property in which they wish to visit, apply and/or reside.

In accordance with section 607 of the Violence Against Women Act, this community will ensure confidentiality of any personally-identifying information regarding victims of domestic violence, and will maintain policies and practices that prohibit denial of a rental application for reasons related to incidences of domestic violence against the applicant and/or affiliated individuals. If the applicant is a victim of Domestic Violence, Dating Violence, sexual assault, stalking, or human trafficking a HUD Certification form (or other documentation as noted on the form) is asked to be completed and submitted in order to receive protection under VAWA.

Student Status – Pursuant to affordable housing programs, to the extent applicable, we cannot approve an application in which all occupants of a household will be students, unless they qualify under the affordable housing guidelines. Please see one of our leasing consultants for student qualifications.

The Rental Criteria below outlines some of the policies for this community with regard to standards that may be required by each applicant in order to be approved for residency.

APPLICATIONS

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay any and all applicable fees. **Applications are to be completed in full; applications containing untrue, incorrect, or misleading information will be denied.** The application fee is non-refundable unless otherwise provided by state or local law.

As part of your rental application process, On-Site will create a rental report that accesses up to three types of information about you: 1) credit/financial records; 2) court records; and 3) personal references. Any negative, misleading, or unverifiable information may result in the denial of your application. In the event of a denial or other adverse action, you have a right to obtain a free copy of your rental report from On-Site, and to dispute the accuracy of any information appearing in it. You may contact On-Site Renter Relations by phone (877) 222-0384; or mail at 307 Orchard City Dr., Ste. 110, Campbell, CA 95008. For more information, visit www.renterrelations.com.

IDENTITY VERIFICATION

ALL applicants are REQUIRED to show at least one of any of the following forms of identification:

- Government issued identification such as military identification, driver's license or passport
- Age of majority card
- Birth certificate
- Social security card

RENTAL SCORE

All applications are submitted to On-Site.com, a third-party rental applicant screening company. **All applications are evaluated based on a rental scoring system.** Rental scoring is based on real data and statistic statistical data such as payment history, quantity and type of accounts, outstanding debt, and age of accounts. Every applicant is treated objectively because each application is scored statistically in exactly the same manner.

The rental scoring system will compare your application to On-Site's database, and by evaluating those statistics and real data in accordance with pre-established criteria set by Management, On-Site will recommend one of the following:

- **Accepted.** The applicant will be accepted with the standard deposits and fees.
- **Accepted with Conditions.** Depending on the community's policy, the applicant may be given the option to pay an



additional security deposit.

- **Denied.** The application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies that provided the consumer information.

GUARANTORS/CO-SIGNERS

If On-Site recommends "Accepted with Conditions" or "Denial," a guarantor or co-signer may be considered. In this instance, the original applicant's application will be re-submitted along with the guarantor or co-signer's application. Applications for guarantors and co-signers processed through On-Site are also scored, but are typically held to a more stringent, pre-established screening standard because guarantors and co-signers are technically responsible for the payments for this residence, as well as their own place of residence.

INCOME VERIFICATION

Written verification of income in an amount equal to **2.0** times the monthly rent per household will be required, along with any necessary supporting documents.

RESIDENCE VERIFICATION

Management reserves the right to verify the applicant's residence history.

CRIMINAL CHARGES/CONVICTIONS

Applicants charged convicted for certain felony and misdemeanor offenses may not be approved for residency, depending upon the pre-established criteria set by Management.

EVICTIONS

Applicants who have been a party to an eviction proceeding may not be approved for residency, depending upon the pre-established criteria set by Management.

DENIAL POLICY

If your application is denied due to unfavorable information received on your screening report you may:

- Contact On-Site to discuss your application and identify any unfavorable information.
- Supply On-Site with proof of any incorrect or incomplete information.
- Request that On-Site re-evaluate and re-report your screening information and rental score to Management

HOW YOU CAN IMPROVE YOUR RENTAL SCORE

Your rental score results from information found in your credit report, criminal history, references, and application data. Such information may include your history of paying bills and rent, the accounts you have, collections and delinquencies, income and debt.

Your rental score may change if the underlying information it is based upon changes. To improve your score, concentrate on paying your bills on time, paying down outstanding balances, and removing incorrect information. Your chances of approval may also improve if you apply for an apartment with lower monthly rent, or use a guarantor or co-signer if permitted by Management.

HOW YOU CAN REMOVE INCORRECT INFORMATION

On-Site is committed to accuracy and will investigate any information you dispute. Contact our Renter Relations team at (877) 222-0384. If you provide proof of your claim, we will promptly make appropriate adjustments. Download the form on our site for details.

Management does not accept comprehensive reusable tenant screening reports.

Pet Policies

Heritage Grove is a pet friendly community.

- All residents will be required to bring pet(s) picture to the management office.
- All residents with pets are required to submit a veterinarian statement establishing the general health, breed or breed mix of the pet and the proof of current rabies shots and licenses required by law.
- All pets must be house trained.
- We allow a maximum of **two (2)** pets per apartment.
- All male cats must be neutered and all female cats must be spayed.
- Pet shall not be over **15 pounds** fully grown.
- Birds or rabbits shall not be let out of cage.
- Water container for fish shall not be over **30 gallons**.
- Any damages to apartment caused by pets will fully be resident's responsibility.
- Pet(s) are not to be outside the apartment unattended (including patios and balconies).
- Pet(s) must be on a leash at all times and all waste must be removed from grounds by pet owner.

Pet(s) will only be approved with Owner's prior written consent.

Additional Refundable Deposit for 1st pet: **\$400.00** and additional pet(s): **\$0.00**.

Non-Refundable Fee for 1st pet: **\$0.00** and additional pet(s): **\$0.00**.

Additional Rent for 1st pet: **\$50.00** and additional pet(s): **\$50.00**.

Restrictions:

We will accept all breeds of dogs at least **six (6) months** old, except the following or any combination of mixed breed that contain any of the following:

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|---------------------|----------------------|
| • Akita | • Great Dane |
| • Alaskan Malamute | • Husky |
| • Chow | • Pit Bull Terriers* |
| • Dalmatian | • Rottweiler |
| • Doberman Pinscher | • Saint Bernard |
| • German Shepherd | • Wolf Dog Hybrids |

*(including all Pit Bull breeds - American Pit Bull Terriers, American or Irish Staffordshire Terriers, Bull Terriers, Pit Bulls, American Bull Dogs, and Presa Canario)

We reserve the right to add additional breeds or families to this list of prohibited breeds at any time.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date



Agent for Owner (Signature)

Date