

Avanti Residential is an Equal Housing Opportunity provider. Avanti complies with all federal, state, and local laws and ordinances and does not discriminate based on any federal, state, or locally protected characteristics.

**Qualification Acknowledgement:** Each person age 18 or older must submit an application and meet all requirements below. These requirements are Avanti's current rental screening criteria, and nothing contained herein shall constitute a guarantee or representation that all residents and occupants currently residing at this community have met these requirements. Please review this information before completing the application and paying any fee (if required). Falsification of information on the application will result in application denial and loss of submitted fees (if applicable) as liquidated damages for our expense and loss of rental income in holding the apartment off the rental market. Additionally, if an applicant is approved based upon submitted false information, Avanti may take legal action once the false information is discovered as permitted by state law. Subject to applicable laws, our requirements include but are not limited to, the following criteria:

**Identification:** All persons 18 and older must complete a digital identification process. Only valid, unexpired, state-issued photo IDs or passports will be accepted for identification.

**Income Requirements:** All applicants 18 and older must complete a digital income verification process to verify gross income equal to **two and a half (2.5) times** the monthly tenant paid rental amount or certify a zero-income contribution to the household. If the verified income is insufficient, a guarantor will be required to digitally verify **four (4) times** the tenant paid rental amount. Digitally verifiable forms of income include, but are not limited to, US bank accounts or one paystub no more than 30 days old. If the applicant is unable to provide an acceptable digitally verifiable form, Avanti may accept an offer letter or employment letter no more than 30 days old.

**Credit Screening:** As permitted by federal, state, and local law, credit report is obtained for each applicant. An unsatisfactory credit report will result in the requirement of an additional security deposit, the requirement of a guarantor, or denial. An unsatisfactory credit report means a report that lacks established credit or contains current or recent bad debts (excluding student loans and medical debt), late payments, liens, judgements, foreclosures, or bankruptcies.

**Residency History:** Negative rental history, such as evictions, disturbances, or previous move out damages may result in denial. First-time renters may need additional deposits or a guarantor.

**Criminal History Screening:** To the extent permitted by state and local law, a criminal background check is obtained on each applicant who will reside in the apartment community. Criminal convictions related to homicide, sex crimes, certain drug offenses, and most violent crimes will result in the denial of the rental application.

**Denial of Application:** Should the application be denied, Avanti will notify the applicant about the reason for the denial. Depending on that reason, the applicant may have the opportunity to dispute the results by supplying mitigating information.

**Pet Policy:** All households, regardless of pet or animal ownership, are required to undergo pet screening to certify their pet or animal status. If approved, a maximum of two (2) pets may

reside in an apartment home. An additional deposit, fee, and monthly pet rent may be required upon approval. Animal recertification will be required to ensure up to date licensing and vaccination requirements. Fees and breed restrictions do not apply to qualified service or assistance animals. The following breeds will not be approved: American Staffordshire Terriers, Staffordshire Bull Terrier, Rottweiler, Cane Corso, Presa Canarias, Bull Mastiffs, wolf or wolf hybrids, Pitbulls, and any mix containing aforementioned breeds.

**Rent Payments:** All payments must be made through an online payment processing platform. Personal checks, money orders, or cash will not be accepted.

**Renter's Insurance:** All residents will be required to maintain \$100,000 worth of liability coverage. Failure to meet the community's insurance requirements will result in the forced placement of an insurance policy covering the apartment home at the resident's expense.

**Occupancy Standards:** The following occupancy standards apply based on two persons per bedroom, plus one per apartment home.

| Apartment Type | Occupants     |
|----------------|---------------|
| Studio         | Two Persons   |
| One Bedroom    | Three Persons |
| Two Bedroom    | Five Persons  |
| Three Bedroom  | Seven Persons |

**Data and Privacy:** By signing below, the applicant understands and accepts that Avanti may collect, retain, use, transfer, and disclose the applicant's personal information including, but not limited to, name, date of birth, address, phone number, email address, and/or renter's insurance information. Further, the applicant consents to Avanti releasing the applicant's personal information to third-party providers for any leasing or property management activities including, but not limited to, applicant screening, operating the property, providing lease-related services, referring you to third-party products or services, managing debts, and conducting resident surveys. Please refer to our privacy policy that details the handling of personal information. The current privacy policy can be found linked at the bottom of our company website: <https://avantiresidential.com>.

**Acknowledgment:** By signing below, the applicant acknowledges that they have reviewed and understand the qualification criteria, which includes reasons for potential denial. The Applicant consents to all applicable screening. By providing an email address or phone number, the applicant voluntarily consents to receiving communications regarding application status, marketing materials, and promotional offers via email, phone call, or text message.

**ALL APPLICANTS OVER THE AGE OF 18 MUST SIGN:**

Applicant Name:

Signature:

Date:

Applicant Name:

Signature:

Date:

Applicant Name:

Signature:

Date:

Applicant Name:

Signature:

Date: