



## RENTAL CRITERIA

PEG Property Group 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.

The Rental Criteria below outline some of the policies for this community regarding standards that may be required of each applicant to be approved for residency.

**RENTAL APPLICATION:** All adult applicants eighteen years or older must submit a fully completed, dated, and signed Rental Application. Applicants must provide proof of identity. Any omissions or falsifications may result in the rejection of an application or the termination of a lease.

**APPLICATION FEE:** A non-refundable application fee is required per rental application. Payment must be made with certified funds.

**NON-REFUNDABLE ADMINISTRATIVE FEE:** A non-refundable administrative fee is required per application. We will require a security deposit to hold an apartment off the market. Payment must be made with certified funds. If the application is approved, and the applicant fails to enter into a lease agreement, the applicant shall forfeit this deposit.

**ID VERIFICATION:** We accept U.S. Government-issued photo ID (passport, U.S. driver's license). If you do not have a U.S. Government ID, we need a copy of your VISA to verify your eligibility for U.S. residency. This property uses an identification verification service. It validates the identity of online applicants by authenticating documents, such as driver's licenses and passports, using a combination of artificial intelligence and computer vision.

**OCCUPANCY STANDARD:** We observe a two-person plus one per room standard on studios and one-bedroom apartments. (Unless otherwise dictated by state or federal law)

**AVAILABILITY POLICY:** Apartments become available to reserve when the current leaseholder(s) submit a written notice to vacate.

**AGE REQUIREMENT:** Leaseholder (s) must be eighteen years of age or older. All occupants eighteen years of age or older will be required to complete an application (even if living with a parent or guardian).

**INCOME REQUIREMENT:** Applicants must have a combined gross income of at least three times the monthly rental rate. This property uses an income verification service. It validates the income for online applicants by authenticating documents. All other sources of income must be verifiable if needed to qualify for occupancy. Unverifiable current income may result in denial.

**RENTAL HISTORY:** Applicants must have twenty-four months of positive, verifiable rental history. Previous rental history reports must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, or illegal activities, no unpaid NSF checks, and no damage to the premises or failure to leave the property clean and without damage at the time of termination. Negative rental history may result in denial.

**CREDIT REQUIREMENTS:** A credit report will be processed on each applicant. Based on the household's overall risk score, your application will be approved, declined, or approved with conditions. If an applicant is declined or approved with conditions, the names, addresses, and telephone numbers of the consumer reporting agencies that provided the information will be provided to the applicant. By law, this letter must be sent to these applicants.

**GUARANTORS:** If you are unable to self-qualify due to credit, income, or if you are a full-time student, this community offers a guarantor-free option for future residents who qualify. Please reach out to the leasing team for more information.

**ANIMALS:** All PEG Property Group communities abide by Breed Restrictions; Owner reserves the right to restrict breeds and types of animals. Currently restricted animals include all dogs that are full or partially: Pit Bull, German Shepard, Doberman,



Rottweiler, Akitas, and Mastiffs. Others may be added. The owner may also restrict size and weight. You are required to enroll in our Pet Screening program.

CRIMINAL HISTORY: Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms, felonies within the past seven years, and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nol-prosses," or "adjudication deferred," further documentation may be required, and the applicant may be denied on this basis.

If you need to call us back with more information, please do so within your 72-hour grace period.

The Lease Agreement does not become effective until Management approves the application, and all conditions have been met. Our company policy is to report all non-compliances with the terms of your Lease Agreement, failure to pay balances due, or any amounts owed to the credit bureau and/or a collection agency. If the amount is disputed, it shall be reported as disputed in accordance with the law.

IN WITNESS WHEREOF, Owner and Occupant have executed this Addendum as of the date below.

\_\_\_\_\_  
PEG Property Group Agent                      Date

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Occupant    Date

\_\_\_\_\_  
Occupant    Date

\_\_\_\_\_  
Occupant    Date

\_\_\_\_\_  
Occupant    Date

