ONE UPTOWN NEWPORT
SUMMARY OF RENTAL STANDARDS

Leaseholder Policy: Every person 18 years of age or older and emancipated minors (with proof of emancipation) will be listed as a leaseholder and must sign the lease agreement.

Security Deposit: $600.00 (Studio and 1/1); $750.00 (2/2); $1,000.00 (Penthouse). Additional deposit may be required based on credit score.

The security deposit will be held until after possession of the unit is returned to management. In instances where tenant is a service member as defined by Military and Veterans Code Section 400 and subject to higher than standard or advertised security due to credit history, credit score, housing history, or other factor related to the tenant, the additional amount of security shall be returned to the tenant within six months of the tenancy if the tenant is not in arrears for any rent due during that period. Conditional applicants should contact property staff if they believe these protections may apply to them.

The security deposit disposition will be handled in accordance with the provisions of California law.

Application Fee: $50.00 non-refundable fee per applicant
Payment indicated above is used for processing the rental application with regard to include, but not limited to credit history report(s) and any other pertinent background information. In instances where applicant is applying with a government rent subsidy, applicant has the option to submit lawful, verifiable, alternative evidence of the applicant's ability to pay the portion of the rent to be paid by the tenant, to be considered in lieu of the applicant's credit history. Applicant with government rent subsidy must advise property staff of their election to submit alternative evidence of their ability to pay prior to application submission to ensure proper forms are provided to applicant for processing.

The amount charged is itemized as listed below per applicant:

• Actual cost of report to include fraud database check, eviction database research and / or other screening reports:	$25.00
• Cost to obtain, process and verify screening information, which may include staff time and other soft costs:	$25.00
TOTAL COST:	**$50.00**

FINANCIAL RENTAL CRITERIA:

Income: The combined monthly household gross income must equal three (3.0) times the monthly rent, based on annual gross income. The income standard is based on the portion of the rent to be paid by the tenant. Lease Guarantor's gross monthly income must equal four (4) times the monthly rent, based on annual gross income. All legal, verifiable income will be considered.

- If Applicant is Employed, applicant must provide one of the following income-qualifying documents:
  - Last month's paycheck stubs.
  - Full bank statement (all pages including transaction details) for the most recent four months.
  - Personal tax returns from the most recent previous year plus full bank statements (all pages including transaction details) for the most recent four months.
  - If Applicant is newly employed (within the last 30-days or less) they must provide an offer letter on company letterhead and signed by an officer of the company that states employment agreement and income. Employment must start within 30 days of the lease start date. In addition to the offer letter, full bank statements for the last four months and two paystubs from former employer are required.

- If Applicant is Self-Employed, applicant must provide one of the following income-qualifying documents:
  - Full bank statement (all pages including transaction details) for the most recent four months.
  - Personal tax returns from the most recent previous year plus full bank statements (all pages including transaction details) for the most recent four months.
  - If Applicant filed an extension on the previous year's tax filing, they must provide proof that they requested the extension (typically Form 4868) and tax returns from the prior two years (i.e. if they filed an extension for 2022 tax returns, then they would need to provide 2020 and 2021 to substitute) along with the most recent six months of bank statements.

- If Applicant has other legal, verifiable sources of income, applicant must provide both of the following:
  - Full bank statement (all pages including transaction details) for the most recent four months.
  - Applicant must provide proof of receipt of legal, verifiable income. Examples of legal, verifiable income include, but are not limited to,
    - Government benefits such as Social Security, disability, welfare, military, or other government pension;

    - Retirement, pension, or investment income;
    - Child and/or spousal support;
    - Student loans/grants
    - Rental Assistance Voucher (ie, Section 8 and VASH vouchers)
- ASSETS: Includes financial assets such as savings accounts, checking accounts, trusts, investment assets (stocks, bonds, etc.) cash savings, miscellaneous investment holdings, etc. To qualify with assets, the minimum required is three (3.0) times monthly rent times 12 months. [(3) x (monthly rent) x (12 months)], irrespective of actual lease term.

Credit: Credit is one of the most important elements to qualifying prospects. An investigative consumer report will be made regarding the consumer's character, general reputation, personal characteristics, and mode of living. If there are multiple applicants applying to live together in the same unit, the credit of all adult household members will determine whether the application is approved. An unsatisfactory credit history can disqualify an applicant from renting an apartment at the community. An unsatisfactory credit history is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments, or bankruptcies. All applicants will automatically receive their tenant screening report via a secure online link. An applicant rejected for unsatisfactory credit can review a copy of their credit report from the credit-reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community. All reports are prepared by:

RentGrow, Inc.
PO BOX 847851
BOSTON MA 02284-7851

Applicants with no credit history will require a Lease Contract Guarantor, subject to applicable laws.

CRIMINAL HISTORY STANDARDS:

Criminal History: A criminal background check will be conducted for each applicant, subject to applicable laws. The criminal search will be run for all previous addresses reported by the applicant(s). We will consider income and credit history before considering criminal history. Criminal history will only be considered if applicant meets the income and credit history standards outlined above. Applicants with prior convictions for manufacture or distribution of controlled substances within the last seven (7) years will be denied. Applicants with other specified convictions will have an individualized assessment conducted by the corporate office to determine whether the applicant poses a current risk to resident safety or property. Applicants deemed to pose a risk to resident safety or property will be denied.

ADDITIONAL POLICIES:

Animals: Pets may be permitted with an additional deposit and monthly pet rent; dogs are restricted by breed. Dog breeds not permitted are Akita, American Bull Dogs, Alaskan Malamute, Cane Corso, Chow Chow, Doberman, Dogo Argentino, Fila Brasilerio, German Shepherd, Great Dane, Pit Bull, American Staffordshire Terrier, Mastiff/Bordeaux, Rottweiler, Saint Bernard, Shar Pei, Siberian Husky, and Wolf Dog Hybrid. All other animals including exotic pets are prohibited. Pets require an additional $500.00 refundable deposit (maximum of two pets per apartment). In addition, a pet rent of $75.00 per pet will be assessed monthly to the lease contract. Pet Owner must provide a copy of the pet's veterinarian records, including weight, to Management, as well as a picture of the pet, prior to approval. The maximum number of pets permitted is two (2) per home. Pet policy and guidelines are strictly enforced. See the Lease for additional requirements. Assistance animals are not considered to be pets and are exempt from the fees, breed and number restrictions outlined above. Assistance animals still require prior written approval of management.

Renter's Insurance: Renter's Insurance is required as part of the Residential Lease Agreement. Renter's Insurance must be verified on or before move-in date with TheGuarantors. Insurance obtained must include $500,000.00 in Liability and a maximum deductible of $500.00. Failure to obtain or maintain required insurance coverage will incur a charge of $24.00 per month for each month of inadequate insurance coverage for Landlord to procure insurance on resident's behalf.

Occupancy: To prevent overcrowding and undue wear and tear to our apartments, we restrict the number of people who may reside in an apartment. In determining these restrictions, we comply with all applicable fair housing laws. Our occupancy standards are based on two people per bedroom, plus one per apartment. Studio: Maximum of two (2) persons per residence; One bedroom: Maximum of three (3) persons per residence; Two bedrooms: Maximum of five (5) persons per residence.

Smoke-Free Community: One Uptown Newport is a smoke-free community. Smoking and vaping are not allowed in the residence, patio/balcony of residence, and all common areas. Smoking by residents or guests of residents are strictly prohibited. See the Lease for additional requirements.

Disclaimer: Neither Landlord nor Management guarantees, warrants, or represents that all residents and occupants meet the above criteria due to the length of residency in comparison to when criteria was implemented or amended. Additionally, our ability to verify the information provided by an applicant is limited to the information made available to us by On-Site.

One Uptown Newport and its authorized agents and/or employees, in compliance with State and Federal Fair Housing Laws, do not discriminate against any person because of race, color, religion, gender, gender identity, gender expression, genetic information, sex, age, medical condition, sexual orientation, marital status, national origin, ancestry, familial status, source of income, citizenship, primary language, immigration status, disability, medical condition, veteran or military status, or any arbitrary basis.

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Applicant(s) Signature Date

09.15.2025