

SCOUTER'S MOUNTAIN APARTMENTS

RENTAL QUALIFICATIONS

Fore Property Company and Scouter's Mountain Apartments support the Fair Housing Act and prohibit discrimination for housing based on race, color, religion, sex, national origin, handicap, or familial status.

Fore Property requires all applicants to meet the following criteria to qualify for housing. All applicants and co-applicants must be 18 years of age or over unless protected under familial status per the Fair Housing Act.

All security deposit amounts must be received in full before keys will be delivered on move in day. No payment arrangements may be made.

Income Verification:

Combined gross income must be two and a half (2.5) times the monthly rent. A minimum of two (2) most recent consecutive paystubs are required. If self-employed, a copy of the previous year's tax return and W-2/1099 is required to be submitted, along with the last three (3) months entire bank statements showing income. **All reported income sources must be verifiable.**

Guarantors:

Guarantors will be accepted to assist with income qualifications only and may not be used to replace the rental history requirement. Guarantors are required to make four (4) times the monthly rent.

Rental History:

All adults are required to sign the Lease Agreement and must have a satisfactory, verifiable rental history (i.e., no prior evictions, late payments, disturbing the rights and comforts of other residents, poor housekeeping, NSF check history, unauthorized occupants, property damage or failure to adhere to the policies and regulations of the community or management company). Anyone without rental history will be required to pay a deposit equivalent to one (1) month's rent.

Note: All individuals aged 18 and older are considered leaseholders and must have a valid form of identification (driver's license, passport, etc.). It is assumed that applicants with minors in the household have legal custody or guardianship and will provide the minors' birth certificates. The minors will be listed as occupants on the lease.

Credit History:

Applicant(s) must have satisfactory credit history. Yardi Screening will conduct a complete credit check for each applicant. All applicants must qualify. Individuals who do not meet our standard criteria will be evaluated and may be required to pay a deposit equivalent to one (1) month's rent. Individuals with a bankruptcy, repossession, or foreclosure noted on their credit report will be evaluated and, if considered, will be required to pay a deposit equivalent to one (1) month's rent. All outstanding balances to other apartment communities or utility companies **MUST** be settled before receiving application approval, and the applicant will be required to pay a deposit equivalent to one (1) month's rent.

Criminal History:

Applicant(s) must pass a criminal background check. All applicants must qualify. Fore Property strives to comply with the Federal Housing Act, and all guidance set forth by the U.S. Department of Housing and Urban Development ("HUD"), with respect to Fair Housing application standards and in effort to prevent discrimination as to those applicants with a record of criminal conviction.

Applicant and all proposed occupants acknowledge and consent to the performance of a criminal record screening check by Yardi Resident Screening, where permitted by applicable law. Additionally, and where permitted by applicable law, Applicant and



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proposed occupants may have certain obligations to disclose the existence of specific criminal records when completing an application. If screening is required, the purpose of Same is to determine whether applicant or proposed occupant(s) have a criminal record of "conviction." This screening will be conducted upon Fore Property's receipt of a completed application and payment of an appropriate screening fee. Screening will include a search of available public records and disseminated by Courts of Origin or via other reporting agencies. Any criminal records of conviction discovered during screening or via disclosure on an application will be evaluated in accordance with Fore Property's existing "Criminal Record Screening Policy" before determining tenancy approval. Please note: the existence of a criminal record of conviction **will not** automatically result in a denial of tenancy; a denial, whether permanent or limited in time, may occur if a criminal record of conviction is deemed to be in noncompliance with Fore Property's existing "Criminal Record Screening Policy."

Occupancy Standards:

Studio:	2 persons maximum
One Bedroom:	3 persons maximum
Two Bedroom:	5 persons maximum
Three Bedroom:	7 persons maximum

Additional Information:

There is an application fee of \$50 per adult, which is payable by credit/debit card or ACH. The application fee must be paid at the time your rental application is submitted for processing and is NON-REFUNDABLE. Apartments will not be reserved/held until the application fee is received.

Credit and criminal screening will only be processed after the application fees have been paid. If screening is approved, a one-time \$500 Reservation Deposit is due and will be assessed on the payment account used to pay the application fee. The Reservation Deposit, which will be applied to the Security Deposit balance upon move-in, is only refundable if you submit a cancellation request in writing within 48 hours of submitting your completed application. After 48 hours, the Reservation Deposit is non-refundable.

Scouter's Mountain is a pet-friendly community. A refundable pet deposit of \$300 per pet is required, and the monthly pet rent is \$35 per pet. No more than three (3) pets allowed per apartment. Breed restrictions apply. The breeds that are not permitted include, but are not limited to: Akita, Chow, Doberman Pinscher, German Shepherd, Pit Bull, Presa Canaria, Rottweiler, Siberian Husky, Wolf and all wolf hybrids, and any combination of these breeds. It is at the sole discretion of management to deem any other breed or specific animal as restricted.

Requests for Reasonable Accommodation:

Fore Property strives to comply with the Federal Housing Act, and all guidance set forth by the U.S. Department of Housing and Urban Development ("HUD"), with respect to Fair Housing application standards and in an effort to prevent discrimination as to those applicants with a record of criminal conviction. In accordance with applicable law, applicants or proposed occupants may request reasonable accommodation of this Policy. Upon receipt of any such request, Fore Property shall duly consider and evaluate the request, and provide applicant or proposed occupant a written response within a reasonable time frame.

NO CASH ACCEPTED FOR ANY TRANSACTION.

