LIGHTHOUSE PROPERTY MANAGEMENT, INC.
RENTAL CRITERIA

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER AND A NON-REFUNDABLE APPLICATION FEE OF $65.00 (BY CASHIER'S CHECK, CREDIT CARD OR ACH PAYMENT) MUST BE PAID BY EACH APPLICANT.

1. **INCOME**: Gross income per apartment must be three (3) times the amount of the rent. Income will be verified by Nova Credit. If not verifiable by employer, we require copies of the past six (6) months of bank statements or certification from bank that the account maintains a minimum average monthly balance of two and a half times the rental amount. Proof of student loan or financial aid will also be an acceptable alternative.

2. **EMPLOYMENT**: A prospect must have verifiable current employment and six (6) months of employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided it can be verified.

3. **CREDIT**: All applicants must provide a valid social security number. Applicants who are not permitted to have a social security number will have to supply satisfactory alternative identification. For example, a valid foreign passport or I-10 form. **We do not accept CPNs as valid forms of identification**. Applicants for whom negative credit information is reported for more than 30% of current accounts do not meet credit requirements. A "current account" is an account that is currently open or a closed account that has had no activity within the past two years.

4. **RESIDENCY/RENTAL HISTORY**: Two years of verifiable residency on current/previous address(es) with at least six (6) months of rental or home ownership history. If rental history is from a private owner, a copy of the rental agreement and the six most recent rent receipts payable to owner may be supplied.

5. **AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS**:
   a) Having unresolved debts to a current/previous landlord/mortgagor and/or non-compliance with any terms of the lease/contract and/or community policies, within the last two years.
   b) Having ever been evicted or currently in the process of being evicted by a landlord for cause.
   c) Having had foreclosures in the past 12 months.
   d) Bankruptcy has been filed, or is currently under consideration, and no final order of discharge has been entered.
   e) Any information on the rental application is not true.
   f) Having been convicted of manufacturing or distributing a controlled substance. Having been convicted of a felony.

   NOTE: If applicant or any other intended occupant has any type of criminal background, the applicant and all other intended occupants may be denied.

6. **AGE**: Applicants must be at least 18 years of age.

7. **OCCUPANCY**: Maximum number of occupants suggested per apartment:
   Studio: 2 occupants; 1-bedroom unit: 3 occupants; 2-bedroom unit: 5 occupants; 3-bedroom unit: 7 occupants
   Tenant agrees to abide by this maximum occupancy requirement throughout the term of the lease and any renewal terms.

8. **SECURITY DEPOSIT/HOLD FEE**: A hold fee must be paid equal to $250. If the application is not approved, a check for the amount of the deposit will be mailed to the applicant within 21 days. The hold fee will not be returned if the application is approved but applicant does not move in.

9. **PET DEPOSIT/PET POLICY**: Maximum of two pets allowed per unit; refundable deposit of $400 must be paid for the first pet. Additional monthly pet rent will be charged per the amount stated in the Lease. **A pet profile must be completed in Pet Screening for each pet prior to moving into the unit.**

10. **RENT**: All rent, deposits, and fees must be paid in full by cashier's check, credit card or ACH payment.

11. All applicants must meet items 5-10. If a prospective resident meets less than two of the criteria listed in items 1-4, the following options may be available:
    a) A guarantor may be used. The guarantor must complete an application, pay the application fee, meet all criteria (income must be four (4) times the amount of the rent) and sign all required paperwork.

12. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 Housing, landlords must disclose the presence of known lead-based paint hazards. New residents must also receive a federally Approved pamphlet on lead poisoning prevention. This property was built before 1978.

13. **SMOKE FREE COMMUNITY:** This property is a smoke-free community. Smoking will not be allowed in any outdoor common areas or indoor spaces, including resident's apartments. Smoking includes any e-cigarette and/or vaping devices.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

APPLICANT'S SIGNATURE	DATE
APPLICANT'S SIGNATURE	DATE
APPLICANT'S SIGNATURE	DATE
OWNER'S REPRESENTATIVE	DATE

WE DO BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW (FAIR HOUSING AMENDMENT ACT 1988).