

STATEMENT OF LEASING POLICIES

ENVOLVE, LLC Management Group does not discriminate against any person based on race, color, religion, sex, national origin, handicap status, familial status, or any other state or locally protected classifications.

To be considered for approval, all adults must fully complete individual rental applications. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy the apartment. All applicants must be eighteen (18) years of age or older. Applicants will be scored individually when evaluating credit. All applications are subject to approval through an outside Application Processing Agency. A government-issued photo identification must be presented at the time of application for all applicants 18 years of age or older. Identification is required at move in.

All information obtained is kept confidential and a copy of our privacy policy is available to you upon request. Approval, approval with conditions, and denial are based on a review of the following criteria:

INCOME REQUIREMENTS AND VERIFICATION

Household income must be at least _____x times the offered monthly rent, or fair market value, whichever is greater. If income qualifications cannot be met, a qualified guarantor is acceptable (see below). Additional sources of verifiable income may be considered. These sources may include: child support, grants, pensions, GI Benefits, disability, trust funds, social security and savings accounts. (The applicant must supply six current consecutive months of bank statements if any of the additional sources of income listed above cannot be provided directly from the supplier. Bank statements must be verifiable.)

Applicants must be employed or provide proof of income. Verification of income will be completed as a part of screening. At the property's request, income may be digitally verified, or the applicant must provide proof of income such as check stubs (most RECENT 4 weeks required), most recent year's tax record or three most recent bank account statements. Attending school will be accepted as an alternative to being employed; therefore, a student may obtain a qualified Guarantor if the income requirement is not met.

RESIDENT HISTORY

Applicants will be screened by a third-party verification service for rental history records. Applicants with negative rental history may be declined. When applications also depend on the results of a rental history investigation for an approval/denial determination, applications for residency will automatically be denied for the following reasons:

- An outstanding debt to a previous landlord
- A breach of a prior lease, or a prior eviction, or in the process of an eviction of any applicant

CREDIT HISTORY

Credit History will be verified by a third-party verification service. A complete credit history from a credit bureau is required. Income plus verified credit history will be entered into a scoring model to determine rental eligibility and security deposit levels.

The property's deposit requirements will be applied and charged based on scoring model recommendations.

*Properties using deposit alternative programs such as RHINO, Standby, Sure Deposit, or similar products that act as deposit insurance or deposit eliminators will disclose the process associated with the respective platform.

GUARANTORS

Guarantors will be accepted for applicants who do not meet the required rent to income ratio. Only one guarantor per apartment is permissible. For Guarantor supported applications, an additional application fee will be required. The deposit level will be based on credit analysis. The guarantor will be required to complete an application and pay the full application fee. Guarantors must have a gross monthly income of five (5) times the monthly rent and meet all other qualifying criteria identified in this screening policy. The guarantor will be asked to sign a Guaranty of Resident Obligations (or equivalent lease addendum where applicable) to support the application.

CRIMINAL HISTORY

Criminal history will be checked. An applicant's criminal history will be verified through national records searches. Applicants convicted of certain felony and misdemeanor offenses may not be approved for residency, depending upon the pre-established criteria set by Management.

APPLICATION FEES

Application fees and administrative fees are not refundable. Applicant acknowledges that Owner's acceptance of applicant as a resident at the property is conditional upon: (i) Owner's approval of this application; and (ii) receipt of an executed Lease agreement. In the event that the Applicant becomes a resident in Owner's apartment community, Applicant's execution of this Application shall authorize the Owner, in the event of the Applicant's death to: (i) grant to the person designated as Emergency Contact; (ii) allow this person to remove any of the Applicant's property or any other contents found in the Applicant's unit or any of Applicant's property located in the mailbox, storerooms, or common areas; and (iii) refund the Applicant's security deposit, less lawful deductions, to this person. Applicant also authorizes the Owner to allow this person access to remove all contents of the unit as well as property in the mailbox, storerooms, and common areas if Applicant becomes seriously ill.

OCCUPANCY LIMITS

In the absence of a local ordinance addressing occupancy limits, said occupancy limits will not exceed two people per apartment bedroom. Efficiency and studio apartments are considered one (1) bedroom for occupancy purposes. Apartments with dens can accommodate one (1) additional person. People over the age of 24 months old will be included in the occupancy number for the apartment. The following standards lay out the max occupancies for the apartment units available at the Community:

- 1BR occupancy – no more than (2) individuals may reside in the unit;
- 2BR occupancy – no more than (4) individuals may reside in the unit;
- 3BR occupancy – no more than (6) individuals may reside in the unit.
- 4BR occupancy – no more than (8) individuals may reside in the unit

RENTAL INSURANCE

Residents are required to maintain and provide evidence of at least \$100,000 in legal liability insurance coverage for the duration of their lease per the terms of the Lease Contract. Residents, at their own expense, may choose to obtain this insurance through their preferred insurance agent or insurance carrier; however, if the resident fails to provide evidence of the required insurance, Landlord may satisfy this obligation by purchasing the necessary insurance coverage through a landlord's legal liability insurance policy and charging the resident for the same. Please note, any such insurance coverage obtained through the landlord's legal liability insurance policy DOES NOT provide coverage for loss or damage to the resident's personal property, nor does it provide coverage for bodily injury or damage sustained by a third-party.

ANIMAL REQUIREMENTS

Properties permitting animals will require proof of the current vaccinations required by local statutes. A maximum of 2 pet(s) are allowed per apartment and each applicant must provide a photograph of each pet. The following breeds and animal types are prohibited and will not be accepted: Dog breeds – Pit Bull Terriers, Chows, Doberman Pinschers, Rottweiler's, Huskies, and any other breed generally considered aggressive or deemed aggressive by state or local officials; Other Prohibited Animals – Rodents and ferrets, and exotic animals. If you or any occupant has a disability that requires the assistance of an animal, please contact the leasing office.

I have read and understand the rental policies of this community and authorize the release of my employment, credit, rental and criminal history to assist ENVOLVE Management Group in approving my rental application.

_____	_____	_____	_____
Applicant Signature	Date	Applicant Signature	Date
_____	_____	_____	_____
Applicant Signature	Date	Applicant Signature	Date
_____	_____	_____	_____
Applicant Signature	Date	Applicant Signature	Date
_____	_____	_____	_____
Guarantor Signature	Date	Guarantor Signature	Date
_____	_____		
Manager Signature	Date		