

Residency Standards

The Lively Apartment Homes

Thank you for your application! To assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our communities. Nothing contained in these requirements shall constitute representation by Quarterra that all residents and occupants currently residing in our community have met or currently meet these guidelines.

Quarterra utilizes a 3rd party vendor, VERO, for processing background screening. Please allow up to 3 business days for their screening process to be finalized. Prior to continued screening involving a Criminal Background Search, applicants must satisfy all non-criminal criteria to include, but not limited to credit, debt-to-income, rent-to-income, eviction, and rental history. A conditional offer will be received, notifying you that the first step of the screening procedure has been conducted and satisfied, and that the second portion which includes criminal background review will be performed. Qualification standards include but are not limited to the following criteria.

IDENTIFICATION. Each applicant who is 18 years of age or older, or an emancipated minor with written proof of legal emancipation, must complete an application and be qualified in accordance with these residency standards.

All applicants are required to provide a valid government-issued photo ID at the time the application is submitted to our screening partner, VERO. As part of our screening process, we verify and validate applicant identities. We attempt to complete this process electronically based on the name, address, date of birth and other identifying biometric information.

INCOME. The gross monthly income of all Leaseholders will be considered jointly (combined) and must equal no less than three (3) times the monthly market rental rate of the apartment. If your proof of income cannot be validated, your application will result in a denial. If an applicant does not meet the income requirements, a qualified guarantor must be obtained, or the applicant may be denied.

There are three (3) ways to verify income with VERO.

1. By connecting to an employer or payroll provider; or
2. By connecting to a bank account; or
3. By uploading a W2/1099 and the last 3 paystubs

Additional lawful, verifiable income documents may be accepted as proof of income. Please see your Leasing Professional for a comprehensive list.

GUARANTORS. If an applicant does not meet the income requirements, a qualified guarantor must be obtained, or the applicant may be denied. The guarantor must pay an application processing fee and sign a Guarantor Addendum. The gross monthly income of a Guarantor must be equal to or more than four (4) times the monthly market rental rate of the apartment. The above-mentioned income verification will also apply to guarantors.

CREDIT HISTORY. Our credit reporting agency evaluates credit and rental history against indicators of future rental payment performance including but not limited to credit score, unsatisfactory credit history, unpaid rental and utility debts, collection accounts, rental history, mortgage history, and previous bankruptcy. Negative findings may result in the requirement of an additional deposit, guarantor, or denial. Denials will result for the following (but not limited to):

- Fico score under 555
- Utility debt or balance over \$250
- Open Bankruptcy/Dismissed Bankruptcy within the last 12 months
- Open Tax Lien
- Rental Collection over \$3000

- Open Repossession

Our credit ranges for approval consideration are as follows:

650 and above- Approved credit score

556-649- Neutral credit score

555 and under- Declined credit score

A neutral credit score may result in the requirement of an additional deposit or fee, or a guarantor.

Applicants with no credit may apply with a qualified guarantor.

RENTAL HISTORY. Our screening company will review your rental history. Denials will result for the following (but may not be limited to):

- Unpaid rental balance over \$100
- Adjudicated eviction within 3 years
- Two (2) dismissed evictions within 3 years
- Under current eviction

CRIMINAL HISTORY. Under New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), the following will be evaluated:

Before making a conditional offer of housing, Quarterra may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a state sex offender registration program. Quarterra will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made.

After extending a conditional offer of housing, Quarterra intends to review and consider an applicant's criminal record in determining whether to rent a home, in accordance with the Fair Chance in Housing Act (FCHA) and its accompanying rules. Quarterra will not, either before or after the issuance of a conditional offer, evaluate or consider any of the following criminal records:

- Arrests or charges that have not resulted in a criminal conviction
- Expunged convictions
- Convictions erased through executive pardon
- Vacated and otherwise legally nullified convictions
- Juvenile adjudications of delinquency
- Records that have been sealed.

Quarterra will consider, after the issuance of a conditional offer, a criminal record that:

- Resulted in a conviction for murder, aggravated sexual assault, kidnapping, arson, human trafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:24-4(b)(3)
- Resulted in a conviction for any crime that requires lifetime state sex offender registration.
- Is for any 1st degree indictable offense, or release from prison for that offense, within the past 6 years.
- Is for any 2nd or 3rd degree indictable offense, or release from prison for that offense, within the past 4 years.
- Is for any 4th degree indictable offense, or release from prison for that offense, within the past 1 year.

Applicants who's conditional offers are withdrawn or who are denied may submit, within fourteen (14) days of the denial, verifiable evidence of mitigating factors for additional assessment including (by way of example, with no single factor being determinative): the facts or circumstances surrounding the criminal conduct; the age of the individual at the time of the conduct; evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct; evidence of rehabilitation efforts and/or any other factors related to whether a specific person poses any threat to safety. Within 30 days of an offer withdrawal, Quarterra will provide the applicant with any information used to consider residency, as requested.

OCCUPANCY GUIDELINES. The maximum number of residents permitted to live in an apartment shall not exceed two (2) per bedroom. The only exception is anyone protected as familial status under the Federal Fair Housing Guidelines. In this case, we will allow 2 per bedroom, plus one in the apartment home. Familial Status includes individuals who are under the age of 18, a person who is pregnant, or who is in the process of securing legal custody of a person under 18. A newborn under 24 months will not be included in the headcount for occupancy limits.

FAIR HOUSING STATEMENT. Quarterra and the Owner are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or disability, and any other local and state laws protecting specific classes.

PETS and ANIMALS. We love pets and animals and want them to be happy in their new home. We do have some breed restrictions for pets which include full and mixed canines of the following breeds: Pit-Bull Terrier, Pit-Bull mix, Rottweiler, Rottweiler mix, Doberman, Doberman mix, German Shepherd, Presa Canario, Wolf-Hybrid, Mastiff, Cane Corso, Great Dane, Alaskan Malamute and Staffordshire Terrier. Exotic pets are not permitted, and illegal pets are not allowed. Assistance animals for persons with disabilities and emotional support animals are not considered to be pets but do require advance written approval. We will handle all requests for accommodation, including requests for assistance and ESA, in accordance with fair housing laws.

ADA STATEMENT. Quarterra and the Owner are committed to compliance with fair housing laws regarding modifications and accommodations for persons with disabilities. We will handle any requests for modifications and/or accommodations in accordance with relevant fair housing laws.

DENIAL OF APPLICATION. You understand that if you do not meet our rental selection criteria, or if you fail to answer any question or give false information, we may reject your application, retain application fees, and possibly all or a portion of the application deposit as liquidated damages for our time and expense. In the event your application fee, deposit, or any other upfront fee is returned as an "NSF", your application and residency will be denied, and the balance will be reported to the credit agency. Providing falsified or fraudulent information, and if your upfront fees/deposits were returned as an NSF, you will be disqualified from reapplying at an Quarterra community for a minimum of one year following the denied application.

If you fail to sign your Lease after approval or cancel your lease after 3 (three) days after approval: Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease within 3 days after we give you our approval in person or by telephone. If you or any co-applicant fails to sign as required, your application will be deemed withdrawn, and we may keep the application fee, application deposit/admin fee as liquidated damages and terminate all further obligations under this Agreement.

Signature of Applicant:	Date
Signature of Applicant:	Date
Signature of Applicant:	Date
Quarterra Representative/Agent for Owner:	Date

