

Equity Residential Management, LLC does not discriminate on the basis of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability or familial status (including marital status, children under 18 being present, seeking legal custody of minor children and pregnancy), or any other basis protected by applicable federal, state, or local law.

- A separate rental application and application fee are required for each prospective resident 18 years of age or older and a valid form of government-issued photo identification is required at the time of application and move-in. Applicants may be required to provide additional government-issued identification should a fraud alert or credit bureau warning message be returned during the credit screening process.
- Applicants will be evaluated based on the aggregate combined information of all applicants. Depending on the results, an additional deposit or a guarantor may be required, which may include securing a bond with an acceptable third party of our choice.
- A dynamic, multi-factor qualification model determines whether you will be approved for tenancy. A credit and criminal history report will be processed on each applicant. Additionally, the qualification model will consider several factors, including rental history, income, employment history, and other factors that are subject to local law. With this multi-factor approach, no individual factor alone determines eligibility.
- Applicants will be required to provide proof of identity and income and may be required to provide satisfactory residential history such as rental or mortgage history. Rental or mortgage payment history must include no more than six late payments or returned checks per year.
- If you provide false or misleading information on the application or during the application process, or if we are unable to validate any of the information you provide, this may result in a denial of the application.
- Lastly, this criteria may not be an exhaustive list of factors considered when determining whether an applicant qualifies for housing.

With the exception of applicants with an income-based housing subsidy, all applicants' combined gross monthly income must total at least 2.2 times the monthly rent. Applicants who receive housing assistance must earn 2.2 times the amount of rent for which the applicant is responsible. If a guarantor is allowed, the guarantor's gross monthly income must be at least 4 times the monthly rent and the guarantor must have approved credit. When completing the income section of your application, please indicate if you have an income-based housing voucher subsidy that should be considered.

Governed by applicable law, and in the absence of any more stringent requirements, the standard occupancy guidelines will be a maximum of two (2) residents per bedroom plus one child under 24 months.

All applicants and prospective occupants age 18 and older must submit an application for criminal background screening. Conviction for a felony crime committed within the last 7 years may be cause for denial after an independent review of the individual's criminal screening results, taking into account the nature and severity of the conviction and mitigating factors such as age at the time of the criminal conduct, evidence of good tenancy before and after the conduct, evidence of rehabilitation and the amount of time that has passed since the conviction. Convictions for sex-related offenses may be subject to consideration beyond 7 years, where permitted. Nothing outlined in these Qualification Criteria should be construed as a representation or guarantee that residents of this community have not been convicted or pled guilty or "no contest" to any felony or other criminal offense.

- Scores below 549 will result in an automatic denial.
- Scores between 550 and 649 may be conditionally approved with a higher security deposit, third-party guarantor, or a personal

guarantor.

- A score of 650 and above will be financially auto-approved, assuming no other negative factors are identified.
- An open balance with a previous landlord, or a bankruptcy in process, may result in application denial.

If you receive a government rent subsidy, you have the option of providing verifiable alternative evidence of your ability to pay your portion of the rent including, but not limited to, government benefit payments, pay records, and bank statements, as an alternative to our consideration of your credit report. If you provide us with the required documentation, we will use that documentation instead of your credit report.

If you apply online, a soft credit check will be performed and will not affect your credit score, and your credit report will not be used as part of our final determination in your approval.

If the results of your application screening indicate a negative credit or criminal history and you would like to obtain additional information or dispute the results, you may contact the consumer reporting agency identified below or access your Applicant Portal.

VERO Consumer Relations at: consumer-relations@sayvero.com or 1-888-695-7148.

**Nothing contained in these requirements shall constitute, represent or guarantee that all residents and occupants currently residing in our community have met or currently meet these guidelines. There may be residents or occupants who have resided in the community prior to these requirements going into effect or who have received reasonable accommodations. Additionally, our ability to verify whether these requirements have been met is limited to the information received from the various consumer reporting services used.*