

Application Qualifying Criteria

Your identity, income and employment will be verified, and your credit, criminal, and rental history will be screened. All applications undergo:

✓ **Digital ID Verification** – We reserve the right to confirm your identity by using any available sources including third-party vendors.

✓ **Income & Employment Validation** – Electronic verification of account deposits along with pay stubs and bank accounts are verified for accuracy.

✓ **Credit, Criminal & Rental Background Checks** – A full review is conducted to assess eligibility.

When the application process commences, each prospective resident aged 18 or older is considered an applicant.

Fraud Prevention & Consequences

Submitting **false, altered, or misleading information** (including fraudulent pay stubs, false employment details, or identity fraud) may result in:

- **Immediate application denial;**
- **Forfeit of any fees paid;**
- **Permanent disqualification from leasing at a Venterra- managed community;**
- **Possible legal action, including reporting to law enforcement**

False information on the rental application could also be grounds for eviction should it be discovered after residency has been initiated.

Rent/Income Ratio:

- Each applicant will be considered based on a combined income basis.
- Gross monthly income must be 2.7x the monthly rental amount to be paid by you or a personal guarantor, will be required.
- A personal guarantor may be obtained for insufficient income, but the guarantor must have verifiable income of at least 5.0x the monthly rental amount.
- Current full-time and part-time employment income and self-employment income are taken into consideration. Applicants are required to validate income for leaseholders and guarantors through either a secure connection to a bank, employer or payroll provider,

or uploading paystubs, bank statements, 1099 (with bank statements) or W2 (with bank statements).

- Section 8 rent assistance may offset in whole, or in part rent/income ratio.

Credit:

- Information about you and your credit experiences including your bill-paying history, the number, type and age of accounts and your history of late payments, collection actions, outstanding debt, and tax liens will be considered. We reserve the right to incorporate an automated credit scoring system to determine your qualification and establish whether any further verification is needed and to determine your security deposit amount.
- A rent guarantor program may be offered to help applicants qualify if they do not meet set credit score requirements. The qualifying criteria and screening requirements to get approved under the rent guarantor program are not part of this outlined document and are exclusive to the third party's rent guarantor program. A premium fee and a bond issuance will be applied if approved, for the term of the lease.

Rental History:

- Any unresolved rental debt or a history of lease violations will result in denial of the application.

Applicants without History:

- If you do not have an established rental or credit, you may still be considered with the payment of an additional deposit and/or a personal guarantor.

Criminal History

We comprehensively review all criminal history as part of our qualifying criteria. This includes evaluating the type and severity of the crime, as well as the length of time since the conviction. Our aim is to consider the whole picture and make a fair assessment. However, there are specific criminal histories that will result in denial of the application, and these are listed below.

The following convictions or deferred adjudication for Misdemeanors:

Sex related crimes (requiring registration as sex offender): the date of application is within 15 years from completion of sentence

Weapons related crimes: the date of application is within 7 years from completion of sentence

Property related crimes: the date of application is within 2-5 years from completion of sentence

Violence related crimes: the date of application is within 7 years from completion of sentence

Family Relations related crimes: the date of application is within 7 years from completion of sentence

Drug related crimes: the date of application is within 7 years from completion of sentence

Public Justice related crimes: the date of application is within 7 years from completion of sentence

Animal related crimes: the date of application is within 1 year from completion of sentence

Fraud related crimes: the date of application is within 1 year from completion of sentence

Computer/Telecom related crimes: the date of application is within 1 year from completion of sentence

Public Order related crimes: the date of application is within 1 year from completion of sentence

Organized Crime related crimes: the date of application is within 1 year from completion of sentence

Alcohol related crimes: the date of application is within 1 year from completion of sentence

The following convictions or deferred adjudication for Felonies:

Property related crimes: the date of application is within 5-15 years from completion of sentence

Drug related crimes: the date of application is within 15 years from completion of sentence

Weapons related crimes: the date of application is within 15 years from completion of sentence

Violence related crimes: the date of application is within 15 years from completion of sentence

Sexual related crimes requiring registration as a sex offender: the date of application is within 15 years from completion of sentence

Family Relations related crimes: within 15 years

Public justice related crimes: within 15 years

Animal related crimes: the date of application is within 2 years from completion of sentence

Fraud related crimes: the date of application is within 2 years from completion of sentence

Computer/Telecom related crimes: the date of application is within 2 years from completion of sentence

Public Order related crimes: the date of application is within 2 years from completion of sentence

Organized Crime related crimes: the date of application is within 2 years from completion of sentence

Alcohol related crimes: the date of application is within 2 years from completion of sentence

Any applicant subject to being denied due to criminal history may appeal the denial decision by submitting a written request to us identifying any mitigating factors. Appeals will be considered on a case-by-case basis.

Occupancy:

Two persons per bedroom plus one (1) additional person under the age of 3 years may reside in a unit. Once the additional person reaches 3 years of age; at the end of current lease term, you must vacate or transfer to a larger unit which could accommodate the number of occupants, if a larger unit is available.

Other:

An application must be submitted by everyone who is aged 18 or older and who will be occupying the rental unit.

Everyone aged 18 years or older not listed on the original Lease Contract is required to apply individually for occupancy status and pass a criminal and rental background check.

At any time during the verification process, you may be asked to provide additional documentation.

All Reservation Fees, Deposits and first month's rent are required to be paid by cashiers' check if the move in is within 10 days of the application date.

Cancellations:

All Reservation Fees are non-refundable.

Please note that these are our current criteria. Nothing contained in these requirements shall constitute a guaranty or representation by us that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided in our community prior to these requirements going into effect. Our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used. We are an equal housing opportunity provider. All applications will be evaluated in compliance with all laws prohibiting discrimination including those that prohibit discrimination based upon race, color, religion, sex, disability, familial status or national origin.

I/We have read and understand the Rental Requirements and Qualifications above. I/We agree to all terms stated above.

Applicant Signature: _____

Date: _____

Owner's Representative Signature: _____

Date: _____