



STATEMENT OF RENTAL POLICY

Welcome to our community. Before applying to rent an apartment, please take the time to review this Statement of Rental Policy. For the purpose of this document, the term "applicant" is defined as the person or persons who will be signing the Lease as the "Resident". An applicant must be 18 years of age or older to qualify as a resident. The term "occupant" is defined as the person or persons who will be listed on the lease agreement, and who is residing at this community. Some criteria applies to the applicants only; other criteria applies to all occupants. Please note that this is the current rental criteria for this community; nothing contained herein constitutes a guarantee or representation that all residents and occupants currently residing here have met these requirements. There may be individuals who began residing at this community prior to these particular criteria going into effect; additionally, the ability to verify whether these requirements have been met is limited to the reliability of information received from applicants and outside services used.

FAIR HOUSING. We are committed to compliance with fair housing laws and do not engage in unlawful discrimination on the basis of race, color, religion, sex, national origin, familial status, disability or any other characteristic protected by law. We do reserve the right to have differences in policies at our different properties, and to treat some people differently than others, based on lawful criteria. Lawful reasons we may treat people differently include, but are not limited to: rental history, credit record, criminal history, income, illegal drug use, etc. Upon request, we will make reasonable accommodations to rules, policies, practices, or services, and allow reasonable physical modifications, when required to give persons with disabilities access to and use of our property. We may require execution of an addendum regarding the approval and implementation of accommodations or modifications and any restoration obligations. This is a good faith statement of our intent to abide by applicable fair housing laws. This statement is not intended to and does not expand, extend, or create any legal obligation, right, or remedy for us or for you beyond those independently imposed by applicable fair housing laws (including, without limitation, by contractually extending any statute of limitations).

FEES/DEPOSITS: Each applicant shall pay a non-refundable application processing fee for verification of information pertaining to credit and criminal history reports. If the application is accepted, then a non-refundable administration fee will be applicable. If an applicant is conditionally approved, but chooses not to pay the additional deposit, then his/her application will be considered declined. If the application is approved and the applicant fails to sign a lease or take occupancy of the premises on the agreed date, management may retain the application fee and administration fees as liquidated damages for the amount of rent lost and any expenses incurred due to the cancellation. Fees may vary among Lantower Luxury Living properties.

LEGAL RESIDENCY. All applicants and prospective occupants must provide appropriate verification of their lawful presence in the United States.

INCOME/CREDIT. Applicants must have acceptable income and credit history. Third party consumer credit reporting and screening agencies are used to verify applicants' identity, credit, and criminal history. Based on their credit history, applicants may be required to pay a larger than standard deposit. The third party screening agency considers a number of factors in its application recommendations, including, but not limited to: credit history, criminal history, applicant's debt and debt service requirements, debt payment history, eviction history, applicant information lawfully obtained from Federal, state and local law enforcement agency databases, and other relevant information.

CRIMINAL HISTORY. All applicants and prospective occupants 18 years old and older must submit an application for a criminal history check and verify their criminal history at Management's request. The application or occupancy of any person may be denied at any time based on their criminal history or behavior, in Management's sole and absolute discretion. Criminal history for which Management will deny applications or occupancy includes, but is not limited to, prosecutions or convictions for: any crimes involving actual or potential physical harm to person(s) or property; sex or morals related crimes; crimes involving manufacture, sale or delivery of any controlled substance, drug paraphernalia, or weapons; fraud or financial crimes (Misdemeanor theft by check may be waived if all security deposit(s) and rent payments are paid by money order or cashiers check). Denial of applications or occupancy may be made regardless of the final disposition of any criminal prosecution.

GUARANTORS. Guarantor(s) that meet the Company's applicant criteria may be required on behalf of applicants who do not meet the criteria.

OCCUPANCY: An apartment home shall contain sufficient bedroom space to accommodate the size of applicant's household. As a general rule, "sufficient bedroom space" is determined by the number of people in the apartment home. Exceptions to this general rule may be granted depending on the age of the persons in the apartment home that would reasonable allow for more than two persons per bedroom. The term "equivalent" room does not include bathrooms, kitchens, foyers or laundry rooms. Loft units with no specified bedroom will be evaluated for the number of bedrooms based on the size of the loft as compared to an equivalent sized traditional unit.

- MAXIMUM OCCUPANCY:**
- 2 persons per bedroom
 - 2 persons in an efficiency or 1-bedroom apartment
 - 4 persons in a 1-bedroom apartment that also has a den, study or sunroom
 - 4 persons in a 2-bedroom apartment
 - 6 persons in a 3-bedroom apartment

The Company will comply with applicable laws that require higher or lower occupancy ratios. In some cases occupancy ratios may differ from those above. Dens, studies, and other similar spaces are treated for occupancy purposes as bedrooms. Infants (persons under 2 years of age at the time of lease or renewal) will not be counted in determining occupancy.

SECURITY DEPOSITS. Security deposit requirements vary among locales and markets, and may differ among individuals based upon objective factors such as credit and rental history.

PARKING POLICIES / RECREATIONAL VEHICLES. Each community has restrictions that limit the type and number of vehicles that may be parked on the property. Generally, all vehicles must be registered with the Management office. Where permitted, recreational vehicles must be parked in the areas designated by Management. Refer to the property's specific parking requirements prior to executing a lease.

ANIMALS (if applicable). Generally, acceptable animals include domestic cats, dogs, birds, and fish (maximum tank size: 50 gallons). Dogs that are pure-breeds or mixes of the following breeds are prohibited: Akita, Alaskan Malamute, American Bull Dog, Basenji, Caucasian Ovcharka, Chow-Chow, Dalmatian, Doberman, Dogo, German Shepherd, Great Dane, Gull Dong, Husky, Malamute, Mastiff (also known as: Boer Boel, Bull Mastiff, Brazilian Mastiff, Cane Corso, Neapolitan Mastiff, Toso Inu), Pit Bull (also known as: American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Presa Canario, Rhodesian Ridgeback, Rottweiler, Spitz, Saint Bernard, Shar Pei, and Wolf-Dog Hybrid. Pets will be subject to visual inspections and /or photography. The numbers of any given animals allowed are property specific. All other animals are prohibited, including, but not limited to, snakes, ferrets, iguanas, potbelly pigs, rabbits, and insects. If and when an animal is permitted on a property, a non-refundable fee, additional rent, and additional deposit may be required. These charges may vary among Lantower Luxury Living properties. Additional fees, rent, and deposits will not be required, and breed restrictions may not apply, as an accommodation for disabled persons' support animals. Requests for reasonable accommodations will be reviewed on a case by case basis. **NO ANIMAL IS AUTHORIZED WITHOUT MANAGEMENT'S PRIOR WRITTEN PERMISSION AND THE EXECUTION OF AN ANIMAL ADDENDUM.**

COMMUNITY POLICIES. All residents and occupants agree to abide by the policies for health, safety and living enjoyment at the community.

ACKNOWLEDGEMENT. I have read, understand and accept the above as qualifying standards and rental policies of this Community. Further, by signing below, I authorize a credit report(s) and criminal history records being ordered, prepared and delivered in connection with my application or tenancy at this Community, whether before, during or following such tenancy.

Community Name: _____

Date: _____

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature

Applicant's Printed Name

Signature