

Qualification Acknowledgment

In order 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. Please note that these are our current rental criteria. Nothing contained in these requirements shall constitute, represent or guaranty by Morgan Group Property Management, LLC or the owner of this community 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; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various credit reporting services used. Qualification standards include but are not limited to the following criteria:

IDENTIFICATION. Applicants must present a valid government-issued photo identification card for each person age 18 years and older that will be living in the apartment.

INCOME. All applicants must have a combined verifiable source of income in an amount in accordance with current community guidelines but no less than three (3.0) times the rental rate. If an applicant does not meet income requirements the applicant will be denied. A guarantor will be required of applicants that do not meet the applicable income requirements. Verifiable sources of income may include, but not necessarily limited to, the following:

- Last two consecutive payroll check stubs with year to date information with a minimum of six (6) months at current employer.
- Previous year's W-2 or 1099.
- Last six (6) months consecutive bank or financial statements demonstrating multiple deposits equivalent to 3 times the market rent for the type of unit to be occupied.
- Proof of child or spousal support payments.
- Proof of social security income, disability or other government income.
- Proof of retirement or trust fund income.
- Applicants claiming self-employment must provide previous year's personal tax return and 6 months of personal bank statements as evidence of sufficient income of at least 3 times the market rent for the type of unit to be occupied. Applicants that have a job in which the applicant's income is based primarily off of tips, bonuses or commissions will be considered self-employed.
- A verifiable offer letter on company letterhead.

CREDIT HISTORY. Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance and operates as required by law under the Dodd-Frank Wall Street Reform and Consumer Protection Act. An unsatisfactory finding may result in the requirement of an additional deposit or denial. Lack of credit history will require a Guarantor.

GUARANTORS. Guarantors must meet the qualifying criteria with respect to presenting proper identification and having an acceptable credit history. Additionally, all guarantors must have a verifiable source of income in an amount no less than five (5) times the rental rate, pay an application processing fee and sign the Guarantor Addendum.

CRIMINAL HISTORY. Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions.

OCCUPANCY. The maximum number of persons permitted to occupy an apartment shall not exceed **two (2)** persons per bedroom, plus one additional person.

PETS. Pet restrictions vary at each community. If you have pets, please see your leasing representative for more information. Assistance animals will be allowed to the extent required by applicable law.

FAIR HOUSING STATEMENT. Morgan Group Property Management, LLC and the owner of this community 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 laws protecting specific classes.

RENTAL RATES AND LEASE TERMS. Original rental rate quotes will be honored for **two (2)** business days from the date the quote is given. The rental rate quote is associated with the apartment's availability at the time of your quote, move in date, and lease term requested. Any revisions or changes to the time of the quote, your move-in date, or lease term may require a revised quote which may result in a different monthly rental rate.

Although being subject to self-quarantine or self-isolation for COVID-19 will have no bearing on your eligibility for rental in our community, If you have elected, or will elect to, go into self-quarantine or self-isolation in our community, please follow the advice and guidance of your healthcare provider and the CDC. We also ask that you avoid common areas and notify us so that proper precautions can be made if we or our vendors need to enter your unit for emergency maintenance purposes. Please also notify us if any of the following apply to you:

- ***You have tested positive for COVID-19;***
- ***You have a fever (over 100.4° F), felt feverish, or had chills;***
- ***You have a new or worsening cough;***
- ***You have a new or worsening difficulty breathing;***
- ***You have traveled internationally within the last 14 days; or***
- ***You have had close contact with a person known to have COVID-19.***

ACKNOWLEDGMENT. Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant qualification criteria. The tenant qualification criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the qualification criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

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|---|---------------|
| _____ Signature of Applicant | _____ Date |
| _____ Signature of Applicant | _____ Date |
| _____ Signature of Applicant | _____ Date |
| _____ Owner's Representative/Agent for Owner | _____ Date |