ARIA AT KIRKWOOD RESIDENT QUALIFYING CRITERIA

Everyone is welcome to apply for residency at our community; however, not everyone will qualify. To qualify, there are a number of minimum requirements with regard to completing the application process and screening. We utilize a 3rd party screening program to determine eligibility.

Minimum Requirements:

Every adult member (over the age of 18) of the household must:

- Complete and sign a TAA Application
- Read and acknowledge this Qualifying Criteria
- Pay appropriate application and processing fees
- Provide a valid government issued ID (no copies or expired document accepted)
- Provide a valid US Government-issued social security card
- Provide proof of income documenting income of at least 2.5 X monthly rent in the form of one or more of the following:
    - 2-consecutive months of pay stubs
    - 2 months of bank statements with consistent deposits
    - Current government issued documentation
- Exemplify Acceptable credit history (verified by a 3rd party)
- Exemplify Acceptable rental history (verified by a 3rd party)
- Exemplify Acceptable criminal history. NO FELONIES or any crime involving bodily injury, sexual perversion, theft or intent to distribute an illegal substance will be disqualified.

Summary of Fees:

- Application Fees (non-refundable) $75
- Joint Married Applicants (non-refundable) $100
- Deposit
    - 1 bedroom $300.00
    - 2 bedrooms $400.00

- Those with less than exceptional credit or rental history may be deemed as a conditional approval by our 3rd party screening company you may be offered a 2nd chance program fee, this is a non-refundable fee in addition to the above. Or required to pay an additional security deposit.

- 2nd Chance Fee
  - 1 bedroom $150-$300 or up to 1 month's rent
  - 2 bedroom $350-$500 or up to 1 month's rent

REQUIRED Pet Information (if applicable):

We require all pets to be disclosed at application or within 24-hours of entry into an apartment. We require the following for all pets:

- Regardless if you have a pet or not, you will need to go to www.ariakirkwood.petscreening.com and register your pet.
- Payment of a $300 fee (Non- Refundable)
- Monthly pet rent: $35.00 pet rent fee for 1 animal and $60.00 for 2 animals
- Photo of Pet and Pet profile completed and on file with the office - approved

*The following AKC aggressive breeds are not allowed on property: Pit Bull, Mastiffs, Doberman, Rottweiler, Chow, and Akitas. Any 'mixed breeds' with any of the above will be disqualified as well.

REQUIRED Renters Insurance:

Prior to move in, we require proof of general liability insurance for renters or 'renter's insurance' with a minimum requirement is $100,000 general liability coverage. Before an applicant is allowed to move in, you must provide proof of the required policy. Failure to maintain required insurance will be grounds for termination of the lease agreement. Our preferred provider is Assurant and can be purchased online at: https://www.assurantrenters.com/

REQUIRED RUBS Program (Resident Utility Billing Program)/Monthly:

We invoice for monthly utility for master community utilities, including water, sewer, trash, and pest control. Water/sewer are allocated based on the TNRCC state guidelines for allocation of water & sewer. According to the state guidelines, bill back to residents is based on a 50% occupant count & 50% square footage rules. Trash and pest control are billed back at a monthly flat fee.

ARIA AT KIRKWOOD RENTAL QUALIFYING CRITERIA

REQUIRED Occupancy Standards:

No more than 3 persons may occupy the one bedroom apartment, and 5 persons in a two bedroom. This is deemed reasonable by federal and state law. Any count over this may result in an unauthorized occupancy situation and subject to termination of lease.

No unit will be assigned, no application will be screened and no determination made until all applications are signed (front & back), rental qualifying criteria signed and initialed by each applicant, all non-refundable application fees and/or deposits are paid, valid identification presented (no photo copies accepted), and verifiable proof of income provided.

By signing here you verify you have read and understand the above and have received a copy for your records.

_____ _____

Applicant Signature Date of Application

_____ _____

Applicant Signature Date of Application

PRIVACY POLICY

The purpose of this policy is to outline some of our procedures relating to the confidentiality and security of sensitive personal information, including social security numbers, disclosed to us by prospective and existing residents. For the purposes of this policy, the term "sensitive personal information" shall mean an individual's first name or first initial and last name in combination with any one or more of the following items, if the name and the items are not encrypted: (i) social security number; (ii) driver's license number or government-issued identification number; or (iii) account number or credit or debit card number in combination with any required security code, access code, or password that would permit access to an individual's financial account. This term does not include publicly available information that is lawfully made available to the general public from the federal government or a state or local government.

*****

1. ***Collection and use of sensitive personal information.*** When you apply to rent a unit in our community, we will ask you to disclose certain sensitive personal information on your rental application and possibly other lease documentation. This sensitive personal information will be used by us for business purposes including confirmation of your identity, determination of your eligibility for rental and collection of amounts you owe.

2. ***Protection and access to sensitive personal information.*** We will keep the sensitive personal information you provide to us in our files. If you become a resident in our community, we will keep the sensitive personal information in a resident file. If you do not become a resident, we will keep your sensitive personal information in a general file. Personnel with the owner and Management Company, if applicable, will have access to our files. We also reserve the right to disclose sensitive personal information for business related reasons to others such as independent contractors, credit reporting agencies, collection agencies or prospective purchasers or their agents in a manner allowed by law.

3. ***Disposal of records containing sensitive personal information.*** It is our policy to dispose of records that contain sensitive personal information by shredding, erasing, or by other means making the sensitive personal information unreadable or undecipherable.

4. ***Taking corrective action.*** In the event that you experience identity theft or we discover that there has been unauthorized acquisition of computerized data that compromises the security, confidentiality, or integrity of sensitive personal information, as defined above, we will comply with all applicable law with respect to taking appropriate corrective action.

*****

This policy has been designed to meet the requirements of applicable law with respect to the adoption of a privacy policy. Nothing contained in this policy shall constitute a representation or warranty of any type whatsoever that sensitive personal information will not be misplaced, duplicated, or stolen. No liability is assumed with respect to any such occurrences.

_____ _____

Applicant Signature Date of Application

_____ _____

Applicant Signature Date of Application