Qualification Guidelines and Rental Criteria

We are delighted you are interested in leasing a home at our community!

This document outlines the criteria for qualifying as a resident. To be considered for approval, each person over the age of 18 must complete a separate rental application. Any omissions, errors, or falsifications may result in denial of an application, terminating the right to occupy the apartment, and forfeiting all application fees and deposits. All applications are subject to approval through an outside application agency.

Approval/Denial is based on review of the following criteria:

Income/Employment:

Gross income must be approximately three (3) times the monthly rent. Proof of income and all sources of income must be verifiable. Employment must reflect at least six (6) months of employment history. If self-employed, tax returns for a trailing two (2) year period must be provided. **Guarantors** may be used if a prospective resident fails to meet the income/employment standards or is a full-time student (enrollment documentation must be provided). The guarantor must meet all qualifying criteria, in addition to approximately five (5) times the monthly rent.

Rental Verification:

Former landlords will be contacted for rental verification. Any applicant that is a first-time renter, has an eviction or owes monies to another property(s) or management company may result in approval with additional conditions requiring a second chance fee or denial.

Applicant Screening:

Each applicant will be evaluated through a third-party applicant screening agency. Approvals are based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine overall rental decision. Other factors may impact the overall rental decision of an applicant including criminal background checks, rental history as well as other indicators.

Criminal Background:

Each applicant will be subject to a criminal background check through a third-party agency. It is possible your application may be denied due to criminal convictions or charges. Applicants with a felony or felonies that have occurred in the past seven (7) years may not be accepted.

Renter's Insurance:

Renters insurance coverage is required during the entire term of your lease. Proof of renter's insurance from at least one of the lease holders is required with a minimum of $100,000 personal liability coverage prior to the move-in date. It is required that coverage remain in effect for the entire duration of your lease term and/or occupancy at the community. The name of the property must appear as an 'Interested Party' on all insurance policies. Management reserves the right to charge a 'insurance fault' fee if insurance lapses during the rental period.
Information on renter's insurance is available from the Texas Department of Insurance: 281-873-8927

Pets:

There is a maximum of two (2) pets per apartment, with no more than 50 pounds in combined weight. Each pet will be subject to a deposit fee and pet rent.

The following Dog Breeds are recognized by AKA aggressive breeds and are restricted and will not be allowed: *Akita, Chow, Doberman, German Shepherd, Mastiff, Pit Bull, Rottweiler, Siberian Huskie, and Wolf Hybrids.* Any mixes of these breeds are also prohibited. Every dog will be required to participate in a demeanor assessment and may be excluded from occupancy if deemed aggressive or a risk to other community member or residents. If this occurs and occupancy has not occurred all fees, except application fee, will be refunded to the applicant.

Occupancy Standards:

There is a two (2) person(s) maximum per bedroom.
(Exception: Children under the age dictated by the State or Federal Law.)

Fair Housing Statement

Q10 Property Advisors and NSP Management Group are committed to compliance with all federal, state, and local fair housing laws. Q10 and NSP will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Q10 and NSP will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expenses.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant Name	Applicant Signature	Date

If denied an applicant will be provided an opportunity to obtain a copy of the credit report that may have been a factor in the rental decision. AMRENT is the third-party provider that this community utilizes.

AmRent, Inc. 1-888-898-6196 P.O. Box 3027 Pittsburgh, PA 15230-3027

It is our goal to assist you in finding a wonderful home!
Please feel free to discuss any issues you may have in meeting our qualifications.

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.

Resident/Applicant Name	Resident/Applicant Signature	Date