

Resident Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Applications are processed in the order they are received. Only full and complete applications are considered. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. Subject to applicable laws, our requirements 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 or older.

INCOME. Applicants must collectively have verifiable income in an amount not less than 2.5 times the rental rate.

CREDIT HISTORY. We obtain a credit report on each applicant, unless an alternative is allowed by law. In the event we obtain a credit report, our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate. Outstanding rental obligations at affiliated or sister properties may be grounds for denial. In accordance with California SB 267 (Government Code section 12955), applicants utilizing government rent subsidies have the option, in lieu of obtaining credit history, and a reasonable amount of time to provide lawful, verifiable alternative evidence of their ability to pay their portion of rent. Applicants moving forward with providing such information in lieu of credit history must stop here and advise the Leasing Office immediately. Evidence of ability to pay the applicant's portion of the rent can be emailed to CARewiewRequest@Greystar.com.

GUARANTORS. If a guarantor is needed, they must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 5 times the rental rate.

ADULT DEPENDENT. If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

CRIMINAL HISTORY. Where allowed by law, we obtain a criminal background check on each applicant who will reside in the apartment home. It is possible your application will be denied due to criminal convictions occurring in the last seven years for crimes involving persons, property or conduct indicative of your ability or willingness to fulfill both financial and conduct-related obligations. If denied due to criminal history, applicants will have the opportunity to present credible mitigating information for consideration. Such information may be provided to CAApplicantAppeals@Greystar.com.

OCCUPANCY. The following occupancy standards apply based on two persons per bedroom, plus one per apartment home:

One Bedroom	Three Persons
One Bedroom with Den	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons
Four Bedroom	Nine Persons

PETS. The following breeds are restricted from this community. Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified assistance animals.

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

RENTER'S INSURANCE REQUIREMENT. You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we may require that you add our community as an "Interested Party," "Party of Interest," or similar language. Your lease will have additional details about the insurance requirements.

FAIR HOUSING STATEMENT. Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar 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. Greystar 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 expense.

SECURITY DEPOSIT MAXIMUM – SERVICE MEMBERS. If you qualify as a "Service Member", as defined in Section 400 of the Military and Veteran's Code, and the only other occupant(s) of the premises will be your spouse, parent, domestic partner, or dependent, you may be entitled to certain protections related to the maximum amount of a security deposit that may be charged. If you believe you may be entitled to these protections, please inform a member of the leasing team. You will be required to provide additional information in writing in order to determine whether you qualify.

DATA AND COMMUNICATION. You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at <https://www.greystar.com/privacy>.

By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

CONDUCT AND BEHAVIOR. Throughout the entire application process—including all communications, property tours, meetings and engagements, and related interactions—you understand that your application may be denied if you engage in any conduct that violates, or is inconsistent with, the standards of behavior expected of residents in the community. Prohibited conduct includes but is not limited to harassment; abusive, threatening, or discriminatory language or actions (whether verbal, written, electronic, or in person); disruptive or inappropriate behavior; dishonesty or misrepresentation; foul and inappropriate language; or refusal to comply with application instructions and follow-up requests by any staff member. Such behavior at any point during the application process may result in denial of your application, regardless of other qualifications. While specific lease provisions and community rules may not be available at the time of application, we reserve the sole right to determine if an applicant's conduct does not meet the standards required for tenancy. Applicants may request a sample lease to review relevant provisions if further clarification is needed.

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RESIDENT QUALIFICATION ACKNOWLEDGEMENT (RQA): By signing, you consent to receive all communications and notices from Greystar regarding your application, including receipt(s) reflecting any application screening fees paid, via email to the email address you provided with your application.

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

FALSIFICATION OF APPLICATION: Any false statements or false information included in an application may result in denial of the application.

RENTERS' RIGHTS AND RESOURCES: The Renters' Rights and Resources are available and may be Viewed <https://www.greystar.com/renters-rights-resources>

APPLICANT APPROVAL ACKNOWLEDGMENT. Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.