

STATEMENT OF RENTAL POLICY



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, extent, 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).

RIGHT TO REVIEW LEASE. Before you submit an application or pay any fee(s) or security deposit(s), we recommend you review our lease form and any community policies that will be part of the lease. You may take as long as you like to do so. Set forth below are the general policies of Hawthorne Residential Partners (herein after "HRP", the "Company" or "Management") that will be used in determining your eligibility for leasing.

APPLICATION SUBMITTAL. Rental applications must be processed for all prospective leaseholders 18 years of age and older from which income/credit/employment/criminal history must be verified. All persons 18 years of age and older who wish to be listed as occupant only must complete a rental application from which a criminal history search will be completed.

APPLICATION FEE. A non-refundable application processing fee will be required for each application to cover the cost of credit and criminal history reports, application processing administration and overhead. **Fees may vary among Company properties.**

LEGAL RESIDENCY. All applicants and prospective occupants must provide appropriate verification of their lawful presence in the United States. Residents just relocating to the United States must provide a current copy of their credit report translated into English. Additionally, provide proof of employment.

INCOME/CREDIT/EMPLOYMENT. All prospective leaseholders must make 3 times the monthly market rent in monthly income to qualify and have good credit history. Roommates must combined make 3 times the monthly rent in income. Third party consumer credit reporting and screening agencies are used to verify applicant's identity, credit and criminal history. Proof of income is required to fully approve an application and must include one of the following: Currently Employed – 2 most recent paystubs or letter of employment offer. Self-Employed/Unemployed/Retired – Documentation of sources of income, including assets, to be considered (a copy of the prior year's tax returns are required for self-employed). Assets – Documentation of assets that equal monthly rent times the income requirement times 12 months. Based on their credit history, prospective leaseholder(s) may be required to provide additional evidence of income and rental history and a larger than standard deposit, as determined by Management. 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, Social Security fraud history, applicant information lawfully obtained from Federal, state and local law enforcement agency databases, and other relevant information. No credit history will be viewed as a risk unless prospective leaseholder(s) has one year of good rental history. The prospective leaseholder(s) must provide proof of income which can include most recent 3 paycheck stubs, written documentation from income source, bank statement, statements of accounts, and US tax returns. Attending school may be accepted as an alternative; however, applicant must still meet income and credit requirements. An occupants' income will not be included as qualifying income. A Co-signer may be used if a prospective resident fails to meet income/employment standards. The Co-signer must meet all requirements and make 5 times the monthly income in order to have enough income to cover two households.

AGE. Lessee must be an “adult” as defined by the laws of the state where the dwelling is located, unless otherwise required by law.

CRIMINAL HISTORY. All prospective leaseholders and 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 of 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, arrests, prosecutions or convictions for: any crimes involving actual or potential physical harm to person(s) or property; sex or morals related crimes; crimes involving possession, manufacture, sale or delivery of any controlled substance, marijuana, 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 cashier’s check). Management will consider leniency for any criminal acts committed 7 years or longer from current date depending on the severity of the crime. Denial of applications or occupancy may be made regardless of the final disposition of any criminal prosecution.

MAXIMUM OCCUPANCY. 2 persons per bedroom or 2 persons in an efficiency apartment. 2 persons in a 1-bedroom apartment. 3 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. Infants (persons under 24 months 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.

WATER FURNITURE. Acceptable on first floor only, with proof of insurance and Management’s written approval prior to occupancy.

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. Be sure to check the property’s specific parking requirements prior to executing a lease.

ANIMALS. Generally, acceptable animals include domestic cats, fish (maximum tank size: 20 gallons), birds and dogs. Dogs that are purebreds or mixes of the following breeds are prohibited: Akita, Alaskan Malamute, Chow-Chow, Doberman, German Shepherd, Great Dane, Mastiff (also known as Dogo Argentino, Italian Mastiff, Brazilian Mastiff, Canary Mastiff) Pit Bull (also known as: American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Rottweiler, Saint Bernard, Shar Pei, Siberian Husky, Tosa Inu, and wolf hybrids. The numbers of any given animals allowed are property specific. All other animals are prohibited, including but not limited to rodents (such as gerbils, guinea pigs, mice, rabbits, ferrets, etc.), reptiles (such as snakes, lizards, etc.), insects, arachnids, potbelly pigs, and rabbits. 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 Company properties. Additional fees, rent and deposits will not be required, and breed restrictions may not apply, as an accommodation for disabled person’s 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.