



Rental Criteria

Luxe Sales & Management will not discriminate on the basis of race, color, religion, sex, familial status, handicap, or national origin with regard to housing.

INCOME Single or married resident(s) must present verifiable gross income of at least 3 times the monthly rent rate. Roommates must qualify together to make at least 3 times the monthly rent rate. Allowances, alimony, child support, and other income require verification.

Income from occupants will not be considered in meeting income criteria. Paycheck stubs are acceptable verification of employment and income. Self-employed persons must provide the previous year's personal income tax return and the previous two month's personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, or base salary plus commissions, tips, or bonuses will be considered self-employment. All verifiable sources of income will be considered, including child support, proof of social security income, pension, or automatic deposits. Savings Accounts or Certificate of Deposits with a balance of three times the yearly rental rate will be considered as adequate income upon owner approval. Canceled checks that establish patterns are acceptable verification for third party support, such as from a parent to child or child to retired party.

CREDIT: Credit history must reflect no more than 3 negative items reported to be over 60 days past due or charged to collection in the last two years.

A credit report will be reviewed. It will not include bankruptcy providing the bankruptcy has been discharged, or foreclosure, in which event credit history (two years minimum) since the foreclosure will be considered. Medical expenses and student loans are ignored. Any judgment from a utility provider must be satisfied. Credit reports are also an additional source of address, social security, mortgage, and employment verification. International prospects may present a valid passport in lieu of a residential history or credit reporting in the U.S. A higher deposit may be required. A credit report will still be run on any international prospect with a social security number. A tenant with a credit score below 599 will be required to pay a monthly "risk mitigation fee"

RESIDENCE: Present and previous residencies must have a history of prompt payment, sufficient notice to vacate given, and good conduct for no less than one year. An applicant does not have to have prior rental history; first time renters are accepted with higher deposits and/or co-signers. The prior resident history should have no derogatory reference. Derogatory reference includes:

1. An eviction filed in the courts for any breach of lease.
2. A history of late payments or NSF checks
3. Money left owing after move-out (unless subsequently paid in full)
4. Documented reports of disturbances, unauthorized pets or occupants, or any other breach of lease.

If an applicant is renting from an individual or family owner, they must submit a notarized statement from the individual stating the length of residency, amount of monthly payments, and current status of the account. A higher or additional deposit may be required.

EMPLOYMENT Stable employment history and income verification for a minimum of one year at current or previous employer.

Employment tenure, past or present, is not a qualification criteria in itself. If the employer represents that the applicant is currently employed, or will be shortly, they qualify with respect to employment. A letter of intent to hire from the employer should be requested, in the event employment has not yet begun. Verbal verification, along with paycheck stubs, is acceptable verification. The personal income tax return will evidence the sources and amount of income for someone who is self-employed. Personal bank statements will evidence expenditures and deposits for someone who is self-employed if they have been self-employed for less than a year. A higher deposit may be required. Retirees must provide proof of income for the past year (personal income tax return, W-2, or proof of automatic deposits for pensions or retirement SSI).

AGE No one under 18 years of age may be a leaseholder. Anyone over the age of 18 needs to complete an application and screening.

CRIMINAL No applicant may have been indicted, arraigned, convicted or had adjudication deferred when the crime is of a property, assaultive, illegal drug manufacturing and/or sale, sexual or other nature representing a potential risk of damage to the property, its residents and/or owners. Any of the above may cause an applicant to be rejected, even if the applicant has fulfilled a sentence and is currently on probation, or even if probation has been fulfilled. It is our right to ask an applicant the dates and nature of any criminal activity as described

above and on public record. Criminal history criteria apply to any leaseholder or adult occupant. Any active warrant will result in denial.

OCCUPANCY Two persons per bedroom plus one are allowed. Exceptions may be made for children up to the age of six months old unless dictated by state or federal law.

Applicants who have a child younger than six months of age at the time of rental application or lease renewal, and residents whose child has reached six months of age during the lease term will not be required to move until their current lease expires. At that time, the resident may choose to give notice to vacate or select from another available property that has more bedrooms.

All occupants must be listed on the Lease Agreement and approved by Management. An occupant is defined as any person living on the Premises for seven or more days consecutively.

SECURITY DEPOSIT As a guarantee of lease performance, a security deposit is required for each property. Security deposits vary from property to property. Deposits are held for damages only and are not applicable to rent at any time. Properties are not held off the market without a security deposit. A security bond may be purchased in lieu of a security deposit. *See more info at SayRhino.com*

PETS Pet policies vary by property. A pet is never permitted without prior written permission. All pet fees and deposits must be made prior to move in. We use petscreening.com to complete a pet verification for each pet in the household. Each pet will need to be approved and will be provided a "Paw Score" at petscreening.com. The monthly pet fee will be determined by the Paw Score and any other information found in the application processing. The pet fee is changed per pet.

Paw Score of 5 - \$20 Pet Fee
Paw Score of 4 - \$25 Pet Fee
Paw Score of 3 - \$30 Pet Fee

An additional bond coverage can be purchased in lieu of Pet Deposit Deposit. A pet deposit is \$500 per pet if a high "Paw Score" is achieved.

ADDITIONAL SECURITY Additional security in the amount of one month's rent as allowed by statute will be required of residents in the case of unsatisfactory credit rating and/or insufficiently verifiable job rental history and if required by management. A bond double the amount of a cash security deposit can be

purchased in lieu of a security deposit.

COSIGNERS/GUARANTORS A cosigner may be accepted if an applicant is deficient in any category. All cosigners must qualify at 5 times the monthly rental rate for income requirements. All co-signers must have an exemplary mortgage or rental reference. Co-signers must sign the lease and remain on the lease for the entire lease term. Co-signers will be required to submit an application and application fee. Credit and criminal history reports will be obtained on all cosigners.