



FINANCIAL GUARANTOR QUALIFICATION REQUIREMENTS

The Seasons Apartments is an equal opportunity provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

Application: A Financial Guarantor must be an individual person 18 years of age or older, reside in the United States and must complete an application. No companies or employers may qualify as a Financial Guarantor. The full name on the rental application must match your identification completely. Providing or submitting false or untrue information on your application or failure to cooperate in anyway with the verification process will be cause for rejection of your application.

Identification: Valid State or Government issued identification with a picture is required at the time of application. A social security card may also be necessary for fraud alert notifications during the screening process.

Screening: Each application will be processed through The Seasons Apartments approved credit screening company. A copy of a credit or criminal report supplied by an applicant will not be sufficient. Income, credit rating and other statistical data are used to evaluate each application with three (3) possible decisions:

- **Accept:** The application is approved with the standard security deposit.
- **Decline:** The application is declined and residency will not be considered.

The LeasingDesk score that is provided by RealPage, Inc. is not used as factor in the qualification process. Your screening result will be provided to you by phone, letter, or e-mail and will be sent to the address that you provided on your application.

Criminal Background: Upon receipt of the rental application and application fee a Criminal Background Check will be conducted to search for any public records to determine whether the applicant has been convicted of any crime. A conviction for the manufacture or distribution of a controlled substance will result in denial of application.

OFAC: Applicants must pass the Office of Foreign Control (OFAC) and Terrorist Watchlist Search. Any persons listed will be automatically denied.

Income/Employment Requirements:

- Financial Guarantor must provide proof of income equal to five (5) times the stated monthly rent amount.
- OR-
- Financial Guarantor must provide proof of three (3) years worth of rental payments for the stated monthly rent amount. Proof of assets for applicant and financial guarantor can be combined to equal proof of three (3) years worth of rental payments.
- If the Financial Guarantor is self-employed he/she will be required to show proof of income with 1099's (if applicable) through copies of the previous year's complete personal tax return. In addition, we require a current year to date profit and loss statement or year to date monthly bank statements to verify the stated income listed on the application. Business must be in operation for at least six (6) months.

Credit Requirements: Financial Guarantor must have a minimum Beacon Score of 650.

- Any bankruptcy must be two (2) years old from the date of discharge to be eligible for approval. Proof of discharge may be required.
- Any type of foreclosure or short sale will disqualify the financial guarantor.
- If there are any outstanding balances, unpaid collection accounts or judgments from a management company or landlord the application will be denied.

Rental Requirements: A current residence and at least three (3) years verifiable resident history with valid phone numbers will be required.

- There must be at least twelve (12) months positive verifiable rental or mortgage history from a third party reference.
- The application will be denied if there is a combined amount of four (4) NSF checks or late rent/mortgage payments within the last twelve (12) month period.
- Home ownership will be verified through each applicant's credit report.
- The application will be denied if rental history demonstrates documented noise or other complaints, and/or when the previous or current manager/owner will not re-rent and/or the previous or current manager's/owner's reference indicate lease violations, poor housekeeping, improper conduct, damage to the property or money owed.
- Any Level I evictions or unlawful detainer will automatically result in denial of the application.

_____/____/____
Financial Guarantor Signature Date

