Bridge Tower Properties LLC

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STATEMENT OF RENTAL POLICY

We operate in accordance with the Federal Fair Housing Act, as well as all State and Local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable State or Local laws. The Rental Criteria below outlines some of the policies for our community regarding standards that may be required by each applicant to be approved for residency.

Equal Housing: We are an equal opportunity housing provider based on current State Law.

APPLICATIONS

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay all applicable fees. Applications are to be completed in full; applications containing untrue, incorrect, or misleading information will be denied. The application fee is non-refundable. In the event of a denial or other adverse action, you have a right to obtain a free copy of your rental report and dispute the accuracy of any information appearing in it.

Application and Administration Processing Fee

A minimum of $65.00 non-refundable application processing fee will be required per adult. A $175 administration fee will be paid per application and will apply to the primary applicant charges. Any prospective resident and any occupant over the age of 18 are required to submit an application for a background check.

Age

Lessor must be classified as an adult per State Law, unless Federal Law regarding familial status (as defined below) applies.

Maximum Occupancy

*2 persons of familial status in a 1-bedroom apartment/ home.
*4 persons of familial status in a 2-bedroom apartment/ home.
*6 persons of familial status in a 3-bedroom apartment/ home.
*8 persons of familial status in a 4-bedroom apartment/home.
*10 persons of familial status in a 5-bedroom apartment/home.

Familial Status is defined by HUD as children under 18 years of age domiciled with parent(s) with legal custody, or children domiciled with designee of the parent(s) with custody (with written permission); and any person who is pregnant or in the process of attaining legal custody of a child under 18. Occupancy limits may be adjusted based on current State Law concerning infants.

IDENTITY VERIFICATION
ALL applicants are REQUIRED to provide at least one of any of the following forms of identification: Government-issued identification such as military identification, driver's license, or passport.

RENTAL SCORE
All applications are submitted via Findigs, a third-party rental applicant screening company.

Accepted: The applicant will be accepted with the standard deposits and fees. Accepted with Conditions: The applicant may be given the option to pay an additional security deposit. Denied. The application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies that provided the consumer information.

Income

Verifiable gross monthly income shall be a minimum of three (3) times the monthly rent. We require two (2) forms of income verification. Verifiable income includes, as confirmed by an employer or trust officer; through a minimum of two (2) years prior tax returns; bank statements or other verifiably documentation for self- employed persons. Monthly obligations must not exceed 60% of such income. Each tenant must qualify for 70% of the rent in a 1-bedroom, 60% of the rent in a 2-bedroom, and 50% of the rent in a 3-bedroom. If one or more tenants doesn't meet the income requirement, the remaining tenant(s) must qualify for the property. We do not accept unemployment benefits as income.

Credit Check

The following check of credit history will be made on all applicants and co-signers: Credit will be reviewed on an individual basis:

Credit Bureau – satisfactory credit bureau score of 540 and above. Employment and Income Verification- applicant(s) must have verifiable income based on current and past employment for a minimum of six (6) months or other verifiable sources. To verify income for self- employed, retired, or non-working applicant(s), copies of federal income tax returns for the immediate two (2) prior years or other documentation satisfactory to management will be required. Bankruptcy

There must be no bankruptcies open reported in the last 5 years. Only one (1) time bankruptcy is allowed in the past 5 years with an additional security deposit required.

Rental History

Prior Residence(s) – Prompt payment record and/or satisfactory references is required. No evictions from the previous 15 years will be accepted. If applicant has outstanding balance owed to a previous landlord, additional security deposit will be required. No more than two (2) late pays within the last eighteen (18) months, and no more than four (4) late pays within the last four (4) years. Additional deposits will be required if the applicant(s) has had two (2) late payments within the last eighteen (18) months.

Co-Signer

A cosigner may be required when applicant(s) cannot meet both of the first two credit requirements stated above. Applicant and Cosigner both must have satisfactory prior residence history. The Cosigner must have a satisfactory credit bureau rating of 650 and above. A co-signer must satisfy the income requirements of six (6) times the monthly rental amount

Holding Deposit

The minimum deposit is equal to one month's rent. The holding deposit made to secure the property is non- refundable. We do not offer short-term leases. Our lease terms vary from 12 – 24 months

Additional Deposits

Additional Deposits may be required if the applicant(s) do not meet credit, rental, or income requirements.

Payment

Rent is due and payable on the 1st day of each month. All applicable fees outlined in the Lease Agreement will apply if not paid as agreed. Returned Checks: a service fee, initial late charge, and any daily charges may apply. Personal checks are not accepted for late rent or within the first 30 days of occupancy. Fee schedules are outlined in the Lease Agreement. Roommates: Each is fully responsible for the entire rental payment, and all must execute the lease.

Renters Insurance

Tenants must obtain and keep active renter's insurance at all times. If at any time tenant's insurance lapses, they will be opted in to a liability only insurance plan automatically, billed at $15 monthly.

Pets

Acceptable pets include domestic cats, dogs, fish (50-gallon tank size limited with Management's prior written approval), and birds only. NO pit bulls, pit bull mixes, and aggressive breeds. Breed restrictions are at management's discretion. Prohibited pets include snakes, ferrets, iguanas, potbelly pigs, and rabbits. Violation fees will be charged for any temporary and /or unauthorized pets as outlined in the lease. For authorized pets, there will be a $25 pet verification fee as part of your application with Findigs. A separate $35 monthly pet rent per pet (up to 3 pets) is charged to the resident's ledger and due with rent each month. A one-time pet fee of $400 per pet will also apply before move in. Fees and pet deposits do not apply to service animals and emotional support animals.

Assistance Animals

Service animals and emotional support animals' accommodations are adhered to under the guidelines of the Fair Housing Act and the HUD/DOJ Statement on Reasonable Accommodations. Requests, reliable documentation, and verification are required under the same guidelines.

Community Policies

All residents and occupants agree to abide by the policies for health, safety, and living enjoyment in this community.