



In an effort to promote equal treatment of all Residents and Applicants, there will be no exceptions to the following rental qualifying criteria. If you do not meet any of the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

By completing the application, you acknowledge that you have reviewed these rental qualification criteria.

APPLICATION REQUIREMENTS:

1. Anyone 18 or older living in the property must complete a separate application online and pay the \$40 application fee online with a debit or credit card. All applicants must be 18 years old. Occupancy is without regard to age, but all occupants 18 or older will be held financially responsible and must apply and be listed on the lease agreement.
2. Credit Score equal to or greater than 700. For Scores between 600 and 699 additional conditions may apply.
3. No prior evictions of any kind
4. No open bankruptcies
5. Gross monthly income equal to three (3) times the monthly rent
6. Criminal history: No felonies within the past seven (7) years
7. Clear copy of your driver's license
8. Clear copies of your last two (2) most recent payroll check stubs OR two (2) years tax returns
9. Applicants attending a two (2), or four (4) year college as a full-time student that cannot meet the credit or income requirements must have a Co-Signer (Guarantor) apply.
10. International applicants that do not have a Social Security Number may be approved on condition of paying the last three (3) months rental installments prior to move-in.

CO-SIGNERS (GUARANTORS):

1. A Lease Co-Signer (Guarantor) will be allowed for first time renters, college students, or renters with insufficient income.
2. Co-signers must apply separately and include the same required documentation as the Tenant application.
3. A Co-Signer must show gross monthly income equal to or greater than six (6) times the monthly rent.
4. Clear copy of your driver's license.
5. Clear copies of your last two (2) most recent payroll check stubs OR two (2) years tax returns.

APPLICATION APPROVAL / LEASE EXECUTION

Applicants will be notified by email, text, or phone as soon as the application has been reviewed. If the application is approved the lease will be sent electronically to all parties. The lease must be executed, and all initial fees paid through the online portal within three (3) business days for Spaces to stop showings and take the property off the rental market.

RENTERS INSURANCE REQUIRED:

Each Tenant must maintain renter's insurance throughout the term of the lease and provide Spaces a copy listing Spaces as an additional insured. The policy must provide Insurance with a minimum of \$100,000 liability coverage to include coverage for Tenant's legal liability for damage to Landlord's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance"). Alternatively, if the Tenant does not provide a copy of the required insurance, the insurance requirement of the Lease may be satisfied by Spaces by scheduling the Tenant's unit for coverage under the Landlord Required Resident Liability Insurance Policy. The LRRL coverage will provide the required insurance coverage listed, but it will NOT cover Tenant's personal property). The amount equal to the total cost to the Landlord for the LRRL coverage shall be charged to Tenant by Spaces. the cost of this insurance is \$9.50/Month and will be automatically charged to the Tenant's account. A \$3.00 admin fee will also be added to the Tenant's account for this service.

PETS:

All pets must be registered, and the \$500 pet fee paid prior to move-in. Service or companion animals that assist residents with special needs will always be accepted, provided documentation is submitted. A pet deposit will not



be charged for service or companion animal. Fish tanks are limited to 20 gallons, and predator fish, such as piranhas, are restricted. Birds must be caged at all times. No other animals, reptiles, or insects are permitted, including but not limited to, livestock or farm animals, exotic or jungle animals, pigs, skunks, ferrets, monkeys and/or snakes.

The following breeds are considered restricted and are NOT allowed:

- Akitas
- Mastiffs
- Great Danes
- Chow Chows
- Doberman Pinschers
- Miniature Pinschers
- German Shepherds
- Keeshonds
- Irish Wolf Hounds
- Wolf Hybrids
- Huskies
- Alaskan Malamutes
- Rottweilers
- Pit Bulls
- Pit Bull Terriers

CRIMINAL HISTORY:

Criminal background searches will be conducted on each applicant and any occupant over the age of eighteen (18) years old. A conviction for sexual crimes will result in denial of that applicant or occupant. Criminal conviction history for violent crimes, crimes against persons or property, or drug-related crimes may result in denial.

OCCUPANCY GUIDELINES:

Familial Status is defined by HUD as children under eighteen (18) years of age domiciled with parent(s) with legal custody or children domiciled with designee of the parent(s) with custody (written permission); and any person who is pregnant or in the process of attaining legal custody of a child under eighteen (18). Maximum occupancy limits are defined as two (2) people per bedroom plus one additional person in the apartment. Persons are counted as occupants at birth. Maximum occupancy is as follows:

- Studio: 2 persons
- 1 Bedroom: 3 persons
- 2 Bedroom: 5 persons
- 3 Bedrooms: 7 persons
- 4 Bedrooms: 8 persons

FAIR HOUSING:

Spaces does business in accordance with the Federal Fair Housing Law. (The Fair Housing Amendments Act of 1988). Agents understand that it is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or National Origin. This applies in the sale or rental of housing. It also applies to advertising, the sale or rental of housing and the financing or appraisal process. In addition, blockbusting is illegal. To assure residents or buyers that we don't discriminate, we display Equal Housing Opportunity posters in our office and have its logo printed on our application forms.

*By submitting an application, applicant(s) acknowledge(s) and accepts the lease application will be approved or rejected on the basis of the information above. Falsification of any information on the lease application, provided documentation, or incomplete documentation will result in a decline of the application. Applicant(s) also agree(s) to submit all documents necessary at time of application.