

## RESIDENT RENTAL CRITERIA

This document details the Resident Selection Criteria for Streetlane Homes, LLC (“Streetlane”). It may be revised or updated at any time by Streetlane. Additionally, Streetlane’s criteria is subject to federal laws, state laws, city ordinances and HOA Rules and Regulations. Streetlane is committed to providing fair housing opportunities to all rental applicants.

### Application

- All individuals 18 years of age or older (or considered an adult under state law) residing in the home are required to complete an application, consent to the screening process, provide the necessary documentation and application fee.
- There is a non-refundable, \$50.00 application fee per adult occupant, 18 years of age and older. Please note, this fee is non-refundable regardless of the screening outcome.
- All Applicants are required to provide valid, government issued identification.
- All Applicants are required to provide a Social Security Number or I9
- Each Applicant is required to have a unique email address
- The application process requires applicant consent to perform a credit and background screening. This screening includes: identification verification, income verification, criminal background check, credit check, and rental history verification.
- All minor occupants (under 18 years of age) must listed on application as “additional occupant”. No fees apply.
- Any falsification in Applicant’s paperwork will result in the automatic denial of Application and is also grounds to terminate the Lease regardless of when the falsification is discovered.
- All applications are reviewed following established screening criteria and using services of CoreLogic, a third-party screening provider. The screening provider’s rental scoring treats all applicants consistently and impartially.

### Credit Report

A credit report will be obtained on all Applicants to verify credit ratings. A Rental score results from a mathematical analysis of information found in an applicant’s credit report, application, and previous rental history. Such information may include bill paying history, the number and type of accounts, collection actions, outstanding debt, income, and the number of inquiries in the applicant’s consumer report.

**Debt to a previous landlord, evictions within the past year and open bankruptcies will result in an automatic denial of the application.**

## Criminal History

A criminal background check will be conducted for each Applicant eighteen (18) years of age or older.

Criminal histories presented through applicant screening reports pertaining to weapons, drugs, violence, or any other act that poses a threat to household, neighborhood, vendors, employees, or the physical property itself, may result in a denial.

In evaluating an Applicant's criminal history, Landlord will conduct an assessment of the risk to persons or property posed by an Applicant that may consider: (1) the type of crime; (2) the severity of the crime; (3) the facts or circumstances surrounding the crime; (4) the length of time that has passed since the crime; (5) the age of the Applicant at the time of the crime; and (6) evidence of rehabilitation efforts.

## Income/Employment

Household income must be 3 times the monthly rental amount. Income and employment will be verified. Proof of Income is required for all income declared on the application.

- W2 Employed Applicants will be asked to produce pay stubs for the past four (4), consecutive weeks.
- Self Employed Applicants can provide 3 most current bank statements,
- Must clearly show income deposits
- Must be in applicants name or company name
- Additional legal sources of verifiable income may be accepted. Examples include social security, child support, disability, retirement, bank statements, and any other legal, verifiable income.
- Applicant must provide three (3) consecutive months of bank statements if an additional source of income cannot be confirmed from its source.
- Applicants starting a new job may be required to provide an Offer Letter. Offer letter must be current or for a job starting within 30 days of move-in, on company letterhead (or notarized) and signed by the appropriate Human Resources or Company officer, with his/her contact information.
- In instances where sufficient income requirements cannot be met, Landlord may elect to accept pre-paid rent or a Guarantor.
- Some income/employment may require further verification
- Submitting of fraudulent income or employment information will result in a denial

## Rental History

If rental history cannot be verified via the screening process, Streetlane may request a rental verification from the current landlord. Additionally, some credit scoring results will necessitate an evaluation of verifiable rental payment history.

**Applications will automatically be denied for outstanding landlord debt or an eviction within the last year.**

## Guarantors

Guarantors will be accepted for Applicants who do not meet the required income or credit requirements. Only one (1) guarantor per home is permissible. The Guarantor must complete an application and pay the application fee. Guarantors must meet all qualifying criteria identified in this screening policy. The Guarantor will be required to sign the lease as a Leaseholder.

## Personal Liability Renter's Insurance Requirement

A minimum of \$100,000 of Personal Liability Insurance coverage is required with Landlord identified as a "Party of Interest" or "Interested Party" (or similar language as may be available) on the renter's liability insurance policy. If you own or care for a pet, a minimum of \$10,000 of Dog Bite Liability Insurance coverage is also required. Evidence of coverage must be provided to Landlord. It is encouraged that Residents obtain and maintain a renter's insurance policy covering loss or damage of personal property.

## Pets

Streetlane welcomes up to a maximum of two (2) pets per household. A pet is defined as a dog, cat, small bird, rodent, fish, turtle or other small domesticated animal. Streetlane does not allow exotic, farm, wild or venomous pets. The following dog breeds (or breed mixes) are not permitted as pets: Pit Bulls, American Bull Terriers, American Staffordshire Terriers, Rottweilers, Doberman, Wolf Hybrid.

There is a \$500 refundable pet deposit and \$25/monthly pet rent per pet. There is no charge for a Service Animal or Emotional Support Animal.

Weight and size restrictions may be evaluated on a case by case basis, dependent on property size.

- All pet owners must complete and abide by the Pet Addendum as part of their lease.
- A picture of all pets must be submitted with the above-mentioned addendum.
- Evidence of Renters Insurance coverage, which includes additional dog bite liability, must be submitted.

## DISCLOSURES

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### Service Animal Policy

Streetlane complies with all requirements under the American's with Disabilities Act and Fair Housing Act regarding Service Animals and are exempt from any rent, fees, deposits, breed restrictions, and insurance requirements

### Emotional Support Animals (ESA) Policy

Applicant / Resident must provide a doctor's letter dated within the past 12 months to support the necessity of the emotional support animal. With proper documentation, support animals are exempt from any rent, fees, deposits, breed restrictions, and insurance requirements.

### Smoking

Streetlane Homes does not permit smoking in the interiors of the home. You can review our Resident Handbook, which contains detailed information on what is and is not allowed when living in a Streetlane home

### Vehicles

Vehicles must be operational and have current registration. All vehicles must be in compliance with state laws and municipal ordinances. Parking requirements of the municipality and HOA, if applicable, must be followed.