URP Management & Development

STATEMENT OF RENTAL POLICY

This property does not discriminate based on race, color, religion, sex, disability, familial status, or national origin. Applicants for apartment homes will be accepted on a first-come, first-served basis and subject to the availability of the apartment type requested. A rental application is to be completed by each applicant. Any omission or falsification may result in the rejection of the application or the termination of the lease. A U.S. government-issued photo identification, such as a state-issued driver's license or passport, will be required for identification, and a copy will be retained in the resident's file at the time of application. **All U.S. government identification must have a 2D or MRZ barcode, which will be scanned through Check Point ID for verification before move-in**. All applicants must be a minimum of 18 years of age. (19 years of age in Alabama). Applicants must have either a valid Social Security Number or an Individual Tax Identification Number. A list of acceptable forms of documentation required for application processing is available upon request.

Co-signers are prohibited, except for students, at Management's discretion. In the event that a co-signer is permitted, the co-signer will be fully responsible for the lease if the occupying resident defaults. Co-signers are not permitted if the applicant is declined due to unsatisfactory credit or if the occupying party does not receive a preferable reference from a previous landlord. **Co-signers must make 4 times** the monthly market rent as income. **A qualified cosigner will be required for all students, and up to two months' deposit if the student lacks prior positive rental history and established credit.** Bankruptcy discharge papers must be provided, and an additional deposit may be required.

When considering an applicant or co-signer/guarantor for residency, five personal categories will be carefully reviewed. It is mandatory that a source of income is verified for application approval.

1. CREDIT

Verifiable through Resident Verify Screening with Precise ID and ID Verification.

No RV Score/No Credit/No Credit File	Possible auto denial of the application
RV Score of 39 and below	Possible denial of the application
RV Score from 40-59	Possible additional deposits would be required
Student and medical bills are not included	

2. EMPLOYMENT HISTORY

Verifiable through Resident Verify Screening, Employer Inquiry, or Notarized Letter from Employer. Verify 2 Years of Employment History.

3. RENTAL HISTORY/MORTGAGE HISTORY

Verifiable through Resident Verify Screening- Rent Bureau, Rental History Watchlist,Landlord Inquiry and/or Mortgage.

- Inquiry-verify 2 years rental/mortgage history
- The applicant must have complied with all community policies and may not have any unresolved debts.
- If the applicant has more than 4 late payments within a 12-month period, it could be subject to denial.
- Management Company declines to provide us a favorable reference - Possible Decline of application
- Mortgage History not in good standing - Additional deposit will be required
- As part of our rental history review, we utilize all available skip tracing resources as well as public and magistrate civil and eviction records to verify applicant history and determine eligibility.

4. INCOME

Verifiable through Resident Verify Income Verification, by Paycheck Stub(s) for One Month's Income, W-2, or Previous Year's Tax Return, 1-2 Months Bank Statements. A Verifiable Source of Income is Mandatory.

- Combined household applicants' monthly income must equal 3 times the rent. If the monthly income equals less than 3 times the rent, this could result in the possible decline of the application.
- Co-signers are allowed only for students and must make 4 times the rent. If the monthly income equals less than 4 times the rent, this could result in the possible decline of the application.
- Dependent occupants from age 18 years old (19 in Alabama) to 25 years old who reside with parents as head of household and do not qualify based on income will be screened for criminal only and will be added to the lease as occupant only.

5. CRIMINAL BACKGROUND

A criminal background history will be conducted on anyone 18 or older (19 years of age in Alabama) who will reside in the household.

The apartment owner and management provide equal housing opportunities for qualified applicants and do not discriminate on the basis of race, color, religion, sex, national origin, disability, familial status, or any other legally recognized status in each state the property is located.

We have the right to perform a criminal background search of each person who will be a resident or occupant of the apartment community and to not allow persons who have a recent criminal history to live here. Data on recidivism rates demonstrates our interest in the potential risk that any criminal history might impact your ability to pay rent, our liability if you were to commit another crime against someone in our community, and the fear or unhappiness of other residents and occupants who are aware of your history.

Even if the applicant has been a resident on our property prior to this time, if convicted of a crime since the date of move-in or re-applying, this could result in the denial of the application. If the application is denied because of a criminal history, the applicant will be advised of the basis of the disqualification, the company that provided the information to us from the criminal background search, and afforded an opportunity to dispute the person identified in the search; that the records are inaccurate; or provide us with a statement and explanation of what occurred and why we should review the decision to decline the application.

When requesting a review of a denied application, a signed and dated statement or other evidence that provides us with a basis for the review is required. If a dispute of the denial is due to a name that has been confused with another person who committed the crime or the applicant's name was used for identity theft, it will be the applicant's responsibility to contact the consumer reporting agency that provided the information and take appropriate steps to correct the credit or criminal file. If a criminal conviction is revealed but the applicant believes other factors show that the applicant is not a risk to the community, then a written statement will be required outlining those considerations, including, but not limited to, the rehabilitation or treatment, community involvement, support, and ties; and employment history, stability, or training.

URP Management, LLC does not decline rental applications based *solely* on an *arrest* record. An arrest is only an accusation that a crime was committed. It is our policy to look only at actual *convictions*. A conviction means that there is a finding or adjudication of guilt by a court. However, if the arrest is recent and for a serious crime, management has the right to investigate *the facts pertaining to the charge* and request a written statement regarding what occurred. Therefore, we have the right to decline a rental application based on the actual underlying facts related to the arrest if the facts have a bearing on whether the applicant is qualified to live in the community, even if the arrest has not resulted in a conviction.

A background check will be processed at the same time as the processing of the rental application for the credit check. The rental application will not be approved unless the applicant is qualified for each of the rental criteria.

We will consider offenses within a 10-year period for disqualification. The look-back period will start from the date of the rental application, going back to either the date of the crime, conviction, completion of probation or parole, or release from jail or prison, whichever is later. Crimes involving violence and those listed on the Sex Offender Registry are subject to a 10-year time limit. If an applicant has such crimes on their record or is currently listed on the Sex Offender Registry, they will be disqualified.

In general, we will not consider misdemeanors unless they are of an aggravating or serious nature or you have multiple misdemeanors over a period of 10 years.

OCCUPANCY STANDARD:

No more than two (2) persons per bedroom or sleeping space shall be permitted to occupy an apartment. A child or infant who is under the age of twelve (12) months at the time of leasing or renewing an existing lease will not be counted in determining the maximum number of persons who may occupy an apartment. Residents who have exceeded the occupancy restriction are not required to "upgrade" (move to a larger apartment) until the end of their current lease or renewal term (not including any month-to-month automatic renewal extensions). Other factors may be considered, such as the square footage of the apartment, layout, and configuration of the apartment.

VEHICLES AND PARKING:

Only one vehicle is allowed per leaseholder, with a MAXIMUM allowed of 2 vehicles / 1 bedroom, 2 vehicles / 2 bedroom, and 3 vehicles / 3 bedroom. All other vehicles (visitors) must park in overflow parking if available. All vehicles must always be registered with management, and if required, a parking decal must be displayed for premise parking to be allowed. All visitors or those without a proper decal must park in a marked visitor parking space or be subject to booting/towing at the owner's expense. Motorcycles must have the manager's consent prior to moving in. Vehicles older than 15 years may not be allowed. Trailers, commercial vans, and campers are not permitted, as well as inoperable and unlicensed vehicles.

ANIMALS:

URP Management, LLC utilizes PetScreening.com to screen household pets, validate reasonable accommodation requests for assistance animals, and confirm that every resident understands our pet policies. To facilitate the screening and validation process, PetScreening.com offers our applicants and residents help in managing pet and animal records.

All current and future residents are required to create a PetScreening.com profile, even if there is not going to be a pet in the apartment. If a pet will reside in the apartment, upon completion of the PetScreening.com profile, a Fido Score will be generated for each pet. The Fido Score determines if your pet is accepted and all applicable fees that apply. See our list of restricted dog breeds below.

Please be prepared to fill out all fields that are applicable in the PetScreening.com profile so an accurate Fido score is generated. Any pet with a Fido score below 3 will not be accepted.

- **Applicants and Residents are responsible for the PetScreening.com Profile Fee to be paid to PetScreening.com upon registration and upon annual renewal to maintain the active Pet Screening Profile. If there is no pet in the household and/or the animal is a verified assistance or support animal, then no Pet Screening Profile Fee will be charged.**
- **There is a monthly/per-pet fee that will be added to applicable lease agreements. This does not include the PetScreening.com fee.**

Animals are prohibited except within the following restrictions. An Animal Agreement must be signed. (2) Animals per apartment and animal weight limit of 100 lbs. maximum on 1st floor levels (with a maximum weight limit of 45 lbs. on the 2nd & 3rd floor levels). Pets over 70 pounds to a maximum of 100 pounds are restricted to 1 pet per apartment. An additional non-refundable fee is required. The animal must be at least one year old, and the established animal fee must be paid in full at Move-in or within 48 hours of acquiring the animal, or a fine will be imposed, set by the property. An Animal Interview must be conducted prior to animal approval. Animals must be up-to-date on all vaccinations, including rabies vaccinations. Once approved, the animal's DNA must be provided and remain in the Bio Pet World Pet Registry (WPR), located in Knoxville, Tennessee, and available to the property manager throughout the residency. This is used for the purpose of identifying the owner of any dog feces left on the property grounds, and a fee will be imposed by the property. Select aggressive breeds may be prohibited including but not limited to American Staffordshire Terrier AKA Pit Bull and Pit Mix, Bull Terrier, Doberman Pinscher, Rottweiler, German Shepherd, Chow, Presa Canario, Dingo, Mastiff, Cane Corso AKA Italian Mastiff, Argentinian Mastiff, Bullmastiff, Akita, Malamute, Alaskan Malamute, Husky, Alaskan Husky, Siberian Husky, Wolf-hybrid and mixes of these breeds. All fish aquariums and other small domesticated animals may be permitted upon approval, such as hamsters, gerbils, guinea pigs, and small lizards that can be maintained in a small terrarium or aquarium and will not count toward the animal limit or be charged a pet fee. All domesticated birds will count toward the 2-animal limit per apartment home and will be charged a pet fee. AQUARIUMS: Aquariums are only allowed, subject to Management's prior written approval. All aquariums over 55 gallons or larger must be on a first-floor level only.

REASONABLE ACCOMMODATION POLICY:

It is the Owner and Management's policy to provide reasonable accommodations in the apartment community's operational policies and procedures and to permit reasonable modifications that are necessary and related to the disability for persons with a demonstrated disability. The Prospect and/or Resident must request and obtain permission from the owner or management for any accommodation or modification. The cost or expense of physical modifications to the apartment or apartment community is the responsibility of the Resident unless the applicable law requires the owner or Management to be responsible for the cost of such modifications. A Resident or occupant with a demonstrated disability is allowed to have an assistance animal to assist with the person's disability. A disabled Resident or occupant may be allowed to have a commonly accepted domestic dog, cat, or other convenience animal that has not been trained as an assistance animal only under limited conditions, but such animals will not be allowed if they have a history of dangerous, vicious, or unsafe behavior or are considered to be unsafe, dangerous, or vicious in nature.

LIABILITY INSURANCE:

Resident further acknowledges receipt of notice from Property requiring Resident to maintain a policy of Personal Liability insurance, which provides limits of liability to third parties in an amount not less than $100,000 per occurrence. The resident agrees to maintain, at the Resident's sole expense, during the Term of the Lease and any subsequent renewal periods, a policy of personal liability insurance satisfying such requirements. **This liability insurance does not protect the Resident against loss or damage to the Resident's personal property or belongings – only a renters' insurance policy does this, which is highly recommended to cover personal property damage.**

This community has partnered with Homebody, a premier provider of renters' insurance, to provide our residents with a liability and/or renters' insurance policy, available for purchase online or through their call center. You may enroll by calling 1-877-577-0850 or visiting **www.Homebody.com** to purchase your liability and renter's insurance policy in less than 5 minutes. If the Resident has not provided the evidence of insurance with a provider of your choosing, the Resident agrees to pay an additional $15.00 per month to the Owner in connection with the Owner adding the Resident as an "additional insured" to a Homebody liability-only insurance policy maintained by the Owner.

DEPOSIT & FEES:

All fees, deposits, and leasing criteria may vary by community. **A list of the property fees is provided**. Applicant understands and agrees that only the **non-refundable Application Fee (s) and Administrative Fee** are due at the time of application, and these fees are non-refundable under any circumstances. The Applicant will be required to pay the **full security deposit amount at move-in**, which includes the standard deposit amount and any additional deposit amount required based on screening approval. **All payments made for deposits, application fees, administrative fees, and first month's rent (if move-in occurs on or after the 25th of the month, payment must include prorated amount for the current month plus next full month's rent and all other charges) must be paid in the form of a certified check, credit card, or debit card. No money orders, personal checks, or e-checks will be accepted at that time.** Please refer to the Application for Residency and the Rental Receipt (Breakdown Sheet) for fees and Deposits due and payable at move-in**. *Should the same applicant(s) reapply within 30 days of the original submittal date, the administrative fees and application fees will not be charged and collected again if the original payment(s) have already been received and funds cleared. *Special Stipulations may apply.** Please contact the property directly for the specific details of the Leasing Criteria Qualifications listed above.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

_____ _____
APPLICANT'S SIGNATURE DATE

_____ _____
APPLICANT'S SIGNATURE DATE

_____ _____
APPLICANT'S SIGNATURE DATE

_____ _____
APPLICANT'S SIGNATURE DATE

_____ _____
MANAGEMENT REPRESENTATIVE DATE

LEGENDS
NORTH OF BROAD
Apartment Homes

RESIDENT FEE GUIDE

The following fees apply to applicants, residents, and occupants of Legends North of Broad. All fees are due as outlined in the lease agreement or upon request by management. Fees are subject to change with proper notice.

STANDARD FEES

Application Fee (per person) Due with Application**	$75.00	Per Application / One-Time	Required
Corporate Application Fee Due with Application**	$75.00	Per Application / One-Time	Required
Occupant-Only Application Fee Due with Application**	$60.00	Per Application / One-Time	Required
Administrative Fee Due with Application**	$150.00	Per Application / One-Time	Required
Security Deposit* Due at Move In	$200.00	Per Application / One-Time	Required
Utility Establishment Fee Due at Move In**	$25.00	Per Application / One-Time	Required

**Up to 2 months' rent w/qualifying criteria*

*** Non Refundable.*

EVERYDAY ESSENTIALS

Master Insurance Policy / If Forced Placed	$15.00	Monthly	Required
Gate Windshield Tag**	$60.00	Per Resident/One-Time	Optional
Gate / Amenity Fob**	$60.00	Per Resident / One-Time	Optional
Pest Control Fee	$8.00	Per Unit / Monthly	Required
Trash Fee	$12.00	Per Unit / Monthly	Required
Water/Sewer (1BR, 2BR or 3BR)	$58.00, $68.00 or $78.00	Per Unit / Monthly	Required

***Entry Gate and Amenity Access restricted without fobs or Tag*

OPTIONAL LUXURIES

Pet Fee (Non-Refundable)	$400.00 (1 pet)	$600 (2 pets)	Required for Pet(s)
Pet Rent	$20.00	Per Pet / Monthly	Required for Pet(s)
Storage Rental	$50.00	Per Unit / Monthly	Optional
Garage w/ Remote Control	$175.00-$225.00	Per Garage / Monthly	Optional
Washer / Dryer Rental	$50.00	Per Unit / Monthly	Optional
1st Floor Amenity Charge	$40.00	Per Unit / Monthly	Optional
2nd Floor Amenity Charge	$25.00	Per Unit / Monthly	Optional
3rd Floor Amenity with Elevator Charge	$60.00	Per Unit / Monthly	Optional
Wooded View	$25.00-$50.00	Per Unit / Monthly	Optional
Pool View	$25.00	Per Unit / Monthly	Optional

OTHER STANDARD FEES

Guest Suite	$125.00	Per Night	Required
Guest Suite Deposit	$100.00	One-Time Per Stay	Required
Guest Unit Cancellation Fee	$100.00	One-Time Per Cancellation	Required
Guest Unit Cleaning Fee	$100.00	One-Time Per Stay	Required
Month-to-Month Fee***	$250.00	Per Unit / Monthly	Required
Short-Term Lease Fee (6-11 Months)****	$100.00	Per Unit / Monthly	Required
Transfer Fee	$750.00	Per Transfer / One-Time	Mandatory
Roommate Change / Mid-Term Lease Fee / Lease Modification Fee	$100.00	Per Change / One-Time	Mandatory
NSF (Non-Sufficient Funds) Fee	$50.00	Per Event / One-Time	Mandatory
Late Fee	10% of Rent	Per Event	Mandatory
Eviction/Warrant Fee	$100.00	Per Event	Mandatory
Electric Account Non-Compliance Fee	$75.00	Per Event	Mandatory
Pet Waste DNA Match Fee	$200.00	Per Event	Mandatory

****Month-to-Month Leases ****Short-Term Leases*