

RESIDENT QUALIFICATION CRITERIA

This Resident Qualification Criteria serves to provide you with the list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines.

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application. All applications for the household are to be completed in full, signed, dated and any applicable fees paid before an application is considered “complete”. Applications containing untrue, incorrect, or misleading information will be denied.

EPIC Asset Management screens applicants using - First-In-Time. Applicants will be screened in chronological order of receipt. You have the right to request additional time where needed, such as for translation and a reasonable accommodation for a disability. Applications containing false, untrue, incorrect, missing or misleading information will be denied. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

IDENTIFICATION. Current photo identification card for each person age 18 or older is required for application.

INCOME. Applicant(s) must have a combined verifiable income of at least 3 times the rental amount. Acceptable documentation for verifiable income varies based on the income source. Generally accepted documentation may include 2 consecutive (recent) paystubs, letter of hire or offer, most recent tax returns, W2, Leave & Earnings Statement (LES), Statement of Social Security Benefits, I20 (International Students), etc.

CREDIT HISTORY. A credit report is obtained on each applicant. The selected credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS. This community does not accept comprehensive reusable tenant screening reports as defined in RCW 59.18.257.

GUARANTORS. If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 5 times the rental rate.

ADULT DEPENDENT. If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an “Adult Dependent.” Proper documentation should be provided, and the proposed Adult Dependent must be approved through our regular criminal background check process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents.

SECTION 8 APPLICANT (if applicable). All Section 8 applicants are required to meet the same criteria as stated above, with the exception that the applicant needs to meet income requirements for their portion of the rent. Proof of Section 8 assistance will be required.

CRIMINAL HISTORY. We obtain a criminal background check on each applicant, limited to sex offender registry information only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state, or national sex offender registry: The nature and severity of the conviction; The number and types of convictions; The time that has elapsed since the date of conviction; Age of the individual at the time of convictions; Evidence of good tenant history before and/or after the conviction occurred; and any supplemental information related to the individual’s rehabilitation, good conduct, and additional facts or explanations provided by the individual.

OCCUPANCY. The following occupancy standards apply based on two persons per bedroom, plus one per apartment home:

Studio: 2 People	1 Bedroom: 3 People	2 Bedroom: 5 People	3 Bedroom: 7 People
------------------	---------------------	---------------------	---------------------

RESIDENT QUALIFICATION CRITERIA

GROUNDS FOR DENIAL. Issues during any prior tenancy at any community that is owned or managed by EPIC Asset Management may be grounds for denial. Unpaid rental collection and/or judgment and/or verified balance owing to a landlord. Extreme negative and adverse rental history, e.g.... documented complaints and/or damages, multiple late payments, NSF checks, lease violations. Unverifiable social security number. Unfulfilled landlord obligations that may result in collection filing.

RENTER’S INSURANCE REQUIREMENT. You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we require that you add our community as an “Interested Party,” “Party of Interest,” or similar language. Your lease will have additional details about the insurance requirements.

FAIR HOUSING STATEMENT. EPIC Asset Management follows all federal, state, and local fair housing laws. We will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. EPIC Asset Management will allow reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

RENTAL RATES AND LEASE TERMS. Provided rental rate quotes will be honored for 2 business days. The rental rate quote is determined with the apartment's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.

HOLDING DEPOSIT. You acquire no rights to the rental unit unless or until a holding deposit is paid to Landlord. If a holding deposit is paid and the application is denied, the holding deposit will be returned. If the application is approved and you choose not to execute your lease within 72 hours, the holding deposit is forfeited and will be retained by the Landlord.

FALSIFICATION OF APPLICATION: Any false statements or false information provided in an application may result in denial of the application. If management later learns of a material falsification of the application, this constitutes fraud in the inducement and management may unilaterally terminate the contract and issue a 3-day notice to quit pursuant to RCW 59.12.030(6).

CONSUMER REPORTING AGENCIES: (Contact Management to indicate applicable agency used below.)

On-Site	307 Orchard City Dr, Suite 110 Campbell, CA 95008	(866) 266-7483
RentGrow, Inc.	177 Huntington Ave, Suite 1703 #74213 Boston, MA 02155	(800) 898-1351

APPLICANT ACKNOWLEDGEMENT. Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

Applicant Signature	Date	Applicant Signature	Date
Applicant Signature	Date	Applicant Signature	Date
Applicant Signature	Date	Applicant Signature	Date
Applicant Signature	Date	Guarantor Signature	Date