

## Silver Creek Valley, LLC, LLC, STATEMENT OF RENTAL POLICY

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**FAIR HOUSING.** We are committed to compliance with fair housing laws and do not engage in unlawful discrimination on the basis of race, color, religion, sex, national origin, familial status, disability or any other characteristic protected by law. We do reserve the right to have differences in policies at our different properties, and to treat some people differently than others, based on lawful criteria. Lawful reasons we may treat people differently include, but are not limited to: rental history, credit record, criminal history, income, illegal drug use, etc. Upon request, we will make reasonable accommodations to rules, policies, practices, or services, and allow reasonable physical modifications, when required to give persons with disabilities access to and use of our property. We may require execution of an addendum regarding the approval and implementation of accommodations or modifications and any restoration obligations. This is a good faith statement of our intent to abide by applicable fair housing laws. This statement is not intended to and does not expand, extent, or create any legal obligation, right, or remedy for us or for you beyond those independently imposed by applicable fair housing laws (including, without limitation, by contractually extending any statute of limitations).

**APPLICATION SUBMITTAL AND RIGHT TO REVIEW LEASE.** Before you submit an application or pay any fee(s) or security deposit(s), we recommend you review our lease form and any community policies that will be part of the lease. You may take as long as you like to do so. Set forth below are the general policies of Silver Creek Valley, LLC, LLC (herein after the "Company" or "Management") that will be used in determining your eligibility for leasing.

**APPLICATION FEE.** A non-refundable application processing fee and/or reservation fee will be required for each application to cover the cost of credit and criminal history reports, application processing, administration and overhead. **Fees may vary among Company properties and are non-refundable.**

**LEGAL RESIDENCY.** All applicants and prospective occupants must provide appropriate verification of their lawful presence in the United States. Residents just relocating to the United States must provide a current copy of their credit report translated into English. Additionally, provide proof of employment.

**INCOME/CREDIT/EMPLOYMENT.** All applicants must make 3 times the monthly market rent in monthly income to qualify and have good credit history. Roommates must each make two times the monthly rent in income. Third party consumer credit reporting and screening agencies are used to verify applicant's identity, credit and criminal history. Based on their credit history, applicants may be required to provide additional evidence of income and rental history and a larger than standard deposit, as determined by Management. The third party screening agency considers a number of factors in its application recommendations, including, but not limited to: credit history, criminal history, applicant's debt and debt service requirements, debt payment history, eviction history, Social Security fraud history, applicant information lawfully obtained from Federal, state and local law enforcement agency databases, and other relevant information. No credit history will be viewed as a risk unless prospect has one year of good rental history. The applicant must provide proof of income which can include most 3 paycheck stubs, written documentation from income source, bank statement, statements of accounts, and US tax returns. Attending school may be accepted as an alternative however applicant must still meet income and credit requirements. A co-signer may be used if a prospective resident fails to meet income/employment standards. The Co-signer must meet all requirements and make 5 times the monthly income in order to have enough income to cover two households.

**CRIMINAL HISTORY.** All applicants and prospective occupants 21 years old and older must submit an application for a criminal history check and verify their criminal history at Management's request. The application of occupancy of any person may be denied at any time based on their criminal history or behavior, in Management's sole and absolute discretion. Criminal history for which Management will deny applications or occupancy includes, but is not limited to, arrests, prosecutions or convictions for: any crimes involving actual or potential physical harm to person(s) or property; sex or morals related crimes; crimes involving possession, manufacture, sale or delivery of any controlled substance, marijuana, drug paraphernalia, or weapons; fraud or financial crimes )Misdemeanor theft by check may be waived if all security deposit(s) and rent payments are paid by money order or cashiers check). Management will consider leniency for any criminal acts committed 10 years or longer from current date depending on the severity of the crime. Denial of applications or occupancy may be made regardless of the final disposition of any criminal prosecution.

**AGE.** Lessee must be an "adult" as defined by the laws of the state where the dwelling is located, unless otherwise required by law.

**MAXIMUM OCCUPANCY.**

- 2 persons per bedroom or 2 persons in an efficiency apartment.
- 2 persons in a 1-bedroom apartment.
- 3 persons in a 1-bedroom apartment that also has a den, study or sunroom.
- 4 persons in a 2-bedroom apartment
- 6 persons in a 3-bedroom apartment

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Infants (persons under 25 months of age at the time of lease or renewal) will not be counted in determining occupancy.

**SECURITY DEPOSITS.** Security deposit requirements vary among locales and markets, and may differ among individuals based upon objective factors such as credit and rental history. After 48 hours of approval of application, security deposits are non-refundable.

**WATER FURNITURE.** Acceptable on first floor only, with proof of insurance and Management's written approval prior to occupancy.

**PARKING POLICIES / RECREATIONAL VEHICLES.** Each community has restrictions that limit the type and number of vehicles that may be parked on the property. Generally, all vehicles must be registered with the Management office. Where permitted, recreational vehicles must be parked in the areas designated by Management. Be sure to check the property's specific parking requirements prior to executing a lease.

**ANIMALS.** Generally, acceptable animals include domestic cats, fish (maximum tank size: 50 gallons), birds and dogs. Dogs that are purebreds or mixes of the following breeds are prohibited: Akita, Alaskan Malamute, Chow-Chow, Doberman, German Sheppard, Great Dane, Pit Bull (also known as: American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Rottweiler, Saint Bernard, Shar Pei, and Siberian Husky. The numbers of any given animals allowed are property specific. All other animals are prohibited, including but not limited to, snakes, ferrets, iguanas, potbelly pigs, rabbits, and insects. If and when an animal is permitted on a property, a non-refundable fee, additional rent, and additional deposit may be required. These charges may vary among Company properties. Additional fees, rent and deposits will not be required, and breed restrictions may not apply, as an accommodation for disabled person's support animals. Requests for reasonable accommodations will be reviewed on a case by case basis. **NO ANIMAL IS AUTHORIZED WITHOUT MANAGEMENT'S PRIOR WRITTEN PERMISSION AND THE EXECUTION OF AN ANIMAL ADDENDUM.**

**COMMUNITY POLICIES.** All residents and occupants agree to abide by the policies for health, safety and living enjoyment at the community.

I, \_\_\_\_\_ (Applicant) understand the above stated Terms and Conditions and agree to abide by all stipulations for Apartment Number \_\_\_\_\_ at \_\_\_\_\_.

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Name of Applicant (Printed)

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Applicant's Signature

Date

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Signature of Authorized Silver Creek Valley, LLC, LLC, Representative