

## RENTAL QUALIFICATION STANDARDS & COMMUNITY RULES & POLICIES

Before you proceed, we want to let you know that Sanctuary uses a third-party screening company which utilizes certain guidelines to qualify applicants for residency in our community. Before you apply, we want to inform you of some of the criteria, so you can determine your options.

**The rental application fee per applicant and co-applicant is \$135 and is non-refundable. If a Guarantor is provided, the Guarantor must also complete an application and pay a non-refundable fee of \$150.** Because there are no exceptions, it is important that you review this document carefully before applying, making certain that to the best of your knowledge you meet the rental qualifications shown below.

Additionally, we want to make sure you are happy with your decision to join our community, so we put together this list of Rules and Policies created to ensure a safe and enjoyable environment for all residents. Before you proceed to apply, you will be kindly asked to accept the Rules and Policies.

Masmar Management, LLC, Sanctuary's property management, does not discriminate against persons based on race, color, religion, national origin, familial status, or disability. Although all residents are subjected to the screening process, nothing contained in these requirements shall constitute representation by Masmar that all residents and occupants currently residing in our community have met or currently meet these guidelines.

### **RENTAL QUALIFICATION STANDARDS:** *(Please note that although these are significant in the decision making, they are not all-inclusive.)*

1. **LEGAL AGE:** All applicants must be of legal age *(with exception of proof of emancipation as defined by the state)*. Every person 18 years of age or older who will be residing in the apartment must complete an application. Additional residents under the age of 18 years of age will be named on the lease as a minor.
2. **IDENTIFICATION:** All applicants will be required to show a driver's license, passport, and/or government-issued photo identification AND a valid United States Social Security Number or ITIN (Individual Taxpayer Identification Number). Minors will be required to show proof of age.
3. **INCOME:** All applicants must have a combined verifiable source of income in an amount equal to at least 3 times the monthly payment. If applicants do not meet this criterion, they may provide a Guarantor which must have a combined verifiable source of income in an amount equal to at least 5 times the monthly payment. Guarantor must sign the Guarantor Addendum to the lease. In order to verify income, applicant/co-applicant/guarantor will be asked to provide the last three pay stubs from your current employment. If unemployed with passive income or self-employed, they will be required to provide the last 2 years of the personal income tax return.

4. CREDIT HISTORY: Credit history of each applicant will be verified by Acutraq, a third-party verification service. Based on the credit score, the application will be accepted, accepted with the condition that an additional deposit be paid and/or request a Guarantor, or denied. Note, that a minimum of 600 score is required. A guarantor must also meet the credit score criterion and, as mentioned above, sign the Guarantor Addendum.
5. BACKGROUND HISTORY: A criminal background check is conducted as part the screening process. Individuals whose criminal history reveals any of the following criminally related activity will not qualify for residency in Sanctuary and considered an automatic denial: A conviction of, or current charge of felony (no time limit), or misdemeanor (within the past five (5) years) involving assault, intimidation, drug charges, or weapon charges; conviction of, or currently charged with any violent act against another person; any terrorism-related convictions; found on the Registered Sex Offender list; falsification of information entered on the application form or negative check writing history within the past five (5) years.
6. RESIDENCE HISTORY: Applicants/Co-Applicants/Guarantors must provide at least three (3) year's residence history and have a good rental history at current or previous residences. If applicant has no rental history, eviction, moneys owed to previous residency, late payment history, home foreclosures, and/or non-renewal based on failure to comply with rules and regulations of the lease, the applicant may be subject to automatic denial and in some cases additional deposit requirement.

*I CERTIFY THAT I HAVE READ AND UNDERSTOOD THE RENTAL QUALIFICATION STANDARDS ABOVE.*

*I CERTIFY THAT I AM OF LEGAL AGE, 18 YEARS OR OLDER.*

*I CERTIFY THAT I MEET THE MINIMUM INCOME AND CREDIT CRITERIA OR WILL PROVIDE A GUARANTOR WHO MEETS THE MINIMUM RENTAL AND CREDIT CRITERIA.*

*I CERTIFY THAT I HAVE NO CRIMINAL HISTORY THAT WOULD RESULT IN AN AUTOMATIC DENIAL*

*I CERTIFY THAT I AM ABLE TO PROVIDE AT LEAST 3 YEAR'S HISTORY OF PAST RESIDENCES AND THAT I AM IN GOOD STANDING WITH MY LANDLORD/MORTGAGOR.*

*IF YOU CERTIFY ALL OF THE ABOVE STATEMENTS, PLEASE CHECK THIS BOX.* ☐

## **RULES & POLICIES:**

OCCUPANCY: The maximum number of occupants permitted to swell in an apartment shall be strictly enforced and not exceed two (2) occupants per bedroom, as follows:

Studio & 1 Bedroom Units	2 Persons
2 Bedroom Units	4 Persons
3 Bedroom Units	6 Persons

ADMINISTRATION FEE: A \$350 Administration fee will be required to reserve a unit once the application has been accepted. Move in date must be within 30 days of acceptance of application.

DEPOSIT FEES: Standard deposit per unit is \$500, subject to change depending on results of application.

LIABILITY/RENTERS INSURANCE: Residents are required to have Renters liability insurance policy of \$100,000 or more for the duration of your residency. Sanctuary at Doral, LLC and Masmar Management LLC must be listed as additional insureds. Proof of liability insurance is required before move-in. Additionally, we strongly recommend a Renter's Property Insurance for the contents of your unit. If you would like assistance in obtaining the required insurance, please visit \_\_\_\_\_.

MOVE-IN CHARGES AND MONTHLY PAYMENTS: All move in charges and monthly payments must be done online. Once you become a resident, you can easily set-up recurring payments using either your bank account or credit card. No cash payments allowed. No payments will be accepted at the management office.

SMOKE FREE: This is a smoke free community which means that smoking and any other smoke generating products, such as incense, are strictly forbidden on the premises. Smoking is not allowed in the common areas and apartments except in designated areas or balconies.

PARKING: Each adult lease holder is allowed to park one car on the property and will be give access to the parking and an assigned space. Additional parking spaces may be rented for \$75/month per space. All vehicles must be registered at the time of application. A copy of the vehicle registration is required to be uploaded to your application. A registration of \$15 per vehicle will be charged one-time at move-in. Garages are for automobiles only. No storage is allowed. Commercial trucks or motorhomes are not allowed.

VISITORS: Any person visiting overnight is required to be registered. If the visitor parked in a "Guest" parking space, the vehicle must also be registered, and an overnight parking permit be requested to avoid being towed. Visitors and their vehicles can be easily registered online.

AMENITIES & COMMON AREAS: All rules and regulations of the common areas must be strictly adhered to. No gas, charcoal, propane tanks or grills of any kind may be used or stored on patios/balconies or inside the apartment building at any time. This community offers you the following: Pool with cabanas, Designated Barbecue area, Fitness Center, Package Center, Business Center, Soccer field, Pet Spa.

## PET POLICY

PET POLICY: We are a pet friendly community and allow two (2) pets (dog or cat) per unit not to exceed a combined weight of forty pounds (40 lbs.) Ferrets, snakes and other reptiles, rabbits and some birds are not allowed on the community's premises. Assistive animals are not subject to the weight restriction.

- A \$500 non-refundable pet fee for one pet or \$750 for two pets will be required to be paid prior to move in.
- A one-time DNA per pet fee of \$29 is due at the time of move in.
- A monthly pet rent of \$20.00 for 1 pet and \$40 for 2 pets will be charged for the term of the lease while the pet(s) occupy the apartment.
- At the time of application (or later if acquired after move-in date), a photograph of your pet(s) must be uploaded together with a veterinarian certificate verifying the pet's age, weight, and current vaccinations.
- Pets must be kept on a leash at all times and owners must clean up after their pets. Pets must not be left unattended in a garage or on a patio/balcony at any time.
- Pet waste removal charge of \$150 per occurrence will be imposed if found not disposing of pet waste properly and/or outside of the designated area.
- The following dog breeds are not allowed: Airedale Terrier, Akita, Alaskan Malamutes, American Bulldog, American Husky, American Pit bull, American Staffordshire, Australian Cattle dog, Australian Sheppard, Boston Terrier, Boxer, Bulldog, Bull Terrier, Bull Mastiff, Caucasian Sheppard, Chinese Shar Pei, Chow-chow, Doberman Pinscher, English Mastiff, English Springer Spaniel, Eskimo Spaniel, Eskimo dog, Fox Sheppard, Fox Terrier, German Sheppard, Great Dane, Italian Mastiff, Rottweiler, or any mixed breeds that include one or more of the above restricted breeds.
- The following bird breeds are not allowed Macaw, Toucan, Cockatoo, and any large breed parrot.

**BY CLICKING HEREIN, I CERTIFY THAT I HAVE READ AND UNDERSTOOD THE ABOVE RULES & POLICIES OF SANCTUARY AT DORAL, LLC AND ACCEPT THEM AS STATED.**

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Once you have accepted the Rental Qualification Standards and the Rules & Policies, you may proceed to start your Application. You will be guided throughout the complete application process. Once you submit your application, we will let you know of your approval within 24 to 48 hours and instruct you to proceed with your online lease and move-in procedures.

Thank you for choosing us!