



Payment Submitted For: Atley on the Greenway Apartments

Date Submitted: Mar 03, 2018 11:32 am MST IP Address:70.106.210.126

Shown on Statement as	Payment Number	Payment Amount	Convenience Fee	Payment Total
Atley on the Greenway	139699017	\$100.00	\$0.00	<b>\$100.00</b>
Atley on the Greenway	139699021	\$50.00	\$0.00	<b>\$50.00</b>

Payment Type: eCheck

Maksym Bezkorovainyi

Payment Date: Mar 03, 2018 11:31 am

Atley on the Greenway Apartments

### Application Submitted For: Atley on the Greenway Apartments

Date Submitted: Mar 03, 2018 11:32 am MST IP Address:70.106.210.126

Thank you for your rental application for Atley on the Greenway Apartments.

Basic Information			
Application ID	16284030	Gender :	M
Name :	Maksym Bezkorovainyi	Applicant Type :	Primary
Email :	maksymus@gmail.com		
Birth Date :		**/**/****	
Mobile :	(571) 223-2121		
ID Type :	Drivers License	ID Number :	A65391295
Expiration Date :	08/26/2018	License State/ Province :	VA

Preferences			
Lead Source	Apartments.com	Desired Move-	06/02/2018

		<b>in Date</b>	
<b>Desired Lease Length :</b>	12 Months		

Unit Info			
<b>Property</b>	Atley on the Greenway Apartments		
<b>Floor Plan</b>	b12	<b>Unit</b>	Apt.01A-201

Additional Info
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Current Address			
Address			
<b>Street Line 1</b>	11647 North Shore Drive	<b>Street Line 2</b>	#1
<b>City</b>	Reston	<b>State Code / Postal Code</b>	VA 20190
<b>Reason For Leaving:</b>	change school for our son		
<b>Move In Date:</b>	10/14/2014		
<b>Monthly Payment(\$):</b>	1,650.00		

Vehicle 1			
<b>Make:</b>	chevrolet	<b>Model:</b>	cruze
<b>Year:</b>	2015	<b>Color:</b>	silver
<b>Plate No.:</b>	vhg9667	<b>State/Province:</b>	VA

General Questions
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Have you ever been sued for rent?	No
Have you ever been sued for damages?	No
Have you ever been evicted?	No
Have you ever defaulted on a lease?	No
Have you ever been convicted of a felony that involved an offense against property, persons, government officials, or that involved firearms, illegal drugs, or sex or sex crimes?	No
Have you ever had any public record suits, liens, judgments or repossessions?	No
Have you ever filed for bankruptcy protection?	No
Do you have renters insurance ?	No

Financial			
Income Details			
Current Employer			
Employer Name:	GlobalLogic		
Address	1741 Technology Drive suite 400	City, State Zip/ Postal Code	San Jose, CA 95110
Supervisor Name:	Vikas Khandpur	Supervisor Phone:	703-347-2408
Income:	7802.75	Position:	software engineer
Started On:	01/01/2006		

Options & Fees
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Pets
Total Number Of Pets: 0

Contacts		
Emergency Contact		
Name:	Alex Chumanov	
Phone:	571-315-6332	
Address		
Street Line 1	11615 North Shore Dr	
City State Zip / Postal Code		Reston VA 20190

Digital Signature	
Full Name	Maksym Bezkorovainyi
IP Address	70.106.210.126

<p>Please retain for your records.</p> <p><a href="#">Terms and Conditions.</a></p>
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Application Submitted For: Atley on the Greenway Apartments

Date Submitted: Mar 03, 2018 11:32 am MST IP Address: 70.106.210.126

Birth Date: 08/05/1980 Email Address: maksymus@gmail.com

**Please retain for your records.**

You can find the ProspectPortal™ Terms & Conditions [here](#).

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## Online Application Terms & Conditions

FF Properties L.P. ("FF Properties") advises you "Applicant" to read these Terms and Conditions in their entirety before submitting any step of this Online Application. By initialing this policy, you are effectually signing this document and you are indicating that you have read and agree to this policy. FF Properties and Applicant hereby agree as follows:

### Site Management

Applicant understands that the design and functionality of this Online Application is created and managed by Property Solutions International, Inc, ("PSI"). Applicant agrees that PSI offers no warranties with respect to this Online Application, whether express or implied.

### FEES

#### Application Fee

If applicable, Applicant agrees to pay a non-refundable Application Fee billable immediately to the account identified in this application for the purpose of processing this Online Application. The Application Fee is earned upon the submission and receipt of this Online Application. All Application Fee payments are processed by PSI through FF Properties preferred merchant account. If Application Fee is paid by eCheck, Applicant understands he or she will be charged an additional fee if eCheck payment is returned from the bank for any reason, which will be added to the original amount and auto-debited from Applicant's bank account at least 10 days after initial payment fails. Additional fees may also be assessed by Applicant's bank and/or FF Properties. Applicant's copy of this Online Application will serve as a receipt for the Application Fee collected.

No guarantee is made to Applicant that a property rental is or will be made available, except, as is the case in California, where such collection of application fee where no property rental is available is prohibited by law. Applicant understands that he or she will acquire no rights in or to a property rental until Applicant is accepted, signs a rental agreement, and pays any additional fees and security deposits.

#### Holding Fee

If applicable, in addition to the Application Fee, Applicant agrees to pay a holding fee (in the amount outlined in the General Rental and Occupancy Criteria) to be retained by FF Properties to hold the unit identified on the Online Application for occupancy by the Applicant upon approval of this application

and execution of a lease. Applicant agrees that application of the Holding Fee to any future Security Deposit or the return of any portion of the Holding Fee is subject to the terms set out in the General Rental and Occupancy Criteria Guidelines and Offer to Rent.

## USE OF INFORMATION

### Consent to Consumer Report

Applicant authorizes FF Properties, to obtain such credit reports, character reports, verification of rental and employment history as it deems necessary to verify all information in this application (a process referred to as "Applicant Screening"). Applicant agrees to allow FF Properties to use third party affiliates such as Applicant agrees to have the information provided in this Online Application to RealPage, Inc., or another credit reporting agency for evaluation of Applicant's consumer credit report to determine rental eligibility of Applicant. Applicant further understands that false, fraudulent, misleading or incomplete information may be grounds for denial of tenancy or subsequent eviction. FF Properties will provide Applicant with additional information about the nature and scope of the investigation if Applicant provides FF Properties with a written request within a reasonable time.

### Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you -- such as if you pay your bills on time or have filed bankruptcy -- to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. 1681-1681u, at the Federal Trade Commission's web site (<http://www.ftc.gov>). The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

You must be told if information in your file has been used against you. Anyone who uses information from a CRA to take action against you -- such as denying an application for credit, insurance, or employment -- must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.

You can find out what is in your file. At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60

days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify that (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.

You can dispute inaccurate information with the CRA. If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs -- to which it has provided the data -- of any error.) The CRA must give you a written report of the investigation, and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.

Inaccurate information must be corrected or deleted. A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be verified. If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.

You can dispute inaccurate items with the source of the information. If you tell anyone -- such as a creditor who reports to a CRA -- that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.

Outdated information may not be reported. In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.

Access to your file is limited. A CRA may provide information about you only to people with a need recognized by the FCRA -- usually to consider an application with a creditor, insurer, employer, landlord, or other business.

Your consent is required for reports that are provided to employers, or reports that contain medical information. A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.

You may choose to exclude your name from CRA lists for unsolicited credit



and insurance offers. Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.

You may seek damages from violators. If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

#### FOR QUESTIONS OR CONCERNS REGARDING:

CRAs, creditors and others not listed below  
Federal Trade Commission  
Consumer Response Center - FCRA  
Washington, DC 20580  
1-877-382-4367 (Toll-Free)

CRAs, creditors and others not listed below  
Office of the Comptroller of the Currency  
Compliance Management, Mail Stop 6-6  
Washington, DC 20219  
800-613-6743

CRAs, creditors and others not listed below  
Federal Reserve Board  
Division of Consumer & Community Affairs  
Washington, DC 20551  
202-452-3693

Savings associations and federally chartered savings banks (word "Federal" or initials "F.S.B." appear in federal institution's name)  
Office of Thrift Supervision  
Consumer Programs  
Washington, DC 20552  
800-842-6929

Federal credit unions (words "Federal Credit Union" appear in institution's name)  
National Credit Union Administration  
1775 Duke Street  
Alexandria, VA 22314  
703-518-6360

State-chartered banks that are not members of the Federal Reserve System  
Federal Deposit Insurance Corporation  
Division of Compliance & Consumer Affairs  
Washington, DC 20429  
800-934-FDIC

Air, surface, or rail common carriers regulated by former Civil Aeronautics  
Board or Interstate Commerce Commission  
Department of Transportation  
Office of Financial Management  
Washington, DC 20590  
202-366-1306

Activities subject to the Packers and Stockyards Act, 1921  
Department of Agriculture  
Office of Deputy Administrator - GIPSA  
Washington, DC 20250  
202-720-7051

#### Acknowledgements

You acknowledge that you had an opportunity to review the General Rental and Occupancy Criteria Guidelines and Privacy Statement. You understand that FF Properties collects and shares personally identifiable information with third parties subject to the terms and standards explained in these documents and you understand that reasons may exist which will result in the denial of your Online Application and potential retention of both the Application and Holding Fees.

Rental applications must be processed simultaneously on all prospective leaseholders 18 years of age and older. A NON-REFUNDABLE Application Fee must be paid for each applicant 18 years of age and older. All applications for residency will be evaluated using the following criteria:

### I. IDENTIFICATION

A valid government issued photo ID is required for all applicants and occupants 18 years of age and older. The final approval of applications require all applicants to provide a valid, government-issued photo identification prior to move-in. Identification scanning technology may be used to validate all forms of identification presented to a Fairfield associate.

### II. OCCUPANCY

Maximum number of persons per apartment: 2 persons per bedroom plus 1.

Example: In general, maximum number of persons per apartment is 2 persons per bedroom plus 1. This may vary based on the size and configuration of your rental unit. In the event of a change in household/family status impacting the number of occupants, residents will have until the expiration of the lease term to transfer to the appropriate apartment to comply with occupancy limits.

### III. SCORING OF YOUR CONSUMER CREDIT REPORT

This community uses an independent credit reporting agency, RealPage Inc. to obtain and evaluate your consumer credit report. Your consumer credit report contains information about you and your credit experiences, including but not limited to such items as your bill-payment history, the number and type of accounts that you have had late payments, collection actions, outstanding debt, and the age of your accounts. RealPage Inc. may also obtain, review and evaluate other relevant criteria about you, including but not limited to information regarding any judgment in an unlawful detainer action that was previously entered against you. Based on its evaluation of your consumer credit report and any other relevant criteria, RealPage Inc. sends a recommendation regarding your application. Based upon the RealPage Inc. recommendation, your application will either "pass", "pass with conditions" which will require that an additional security deposit be paid; or "fail". **If RealPage Inc. makes a recommendation of "fail" or "pass with conditions", you will be given the name, address and telephone number of RealPage Inc. and of the consumer reporting agencies that provided your consumer information to RealPage Inc., as well as other information required by law. Please refer to the Online Application Terms and Conditions for your specific rights under federal law with respect to your consumer credit report.**

### IV. HOLDING DEPOSIT REQUIREMENTS

- A Holding Deposit of \$100 is required to be paid at the time the Offer to Rent is made.
- The Holding Deposit of \$100 will be refunded if the result of the application is "Pass with Conditions" or "Fail", or if the applicant cancels or withdraws within three calendar days of notification of application results. **IF THE APPLICATION IS NOT CANCELED OR WITHDRAWN WITHIN THREE CALENDAR DAYS THE HOLDING DEPOSIT WILL BE WITHHELD AND THE APARTMENT MAY BE OFFERED TO ANY INTERESTED PARTY. Refunds shall be made in accordance with the requirements of the law.**
- Upon execution of a lease, the Holding Deposit will be applied towards the applicant's security deposit or move in costs.

### V. CONDITIONAL APPLICATIONS

- When a RealPage Inc. application recommendation is returned as "Pass with Conditions", the household will be required to pay an additional security deposit to the current standard deposit or provide a co-signer.
- Applicants with an outstanding NSF check will result in a RealPage Inc. recommendation of "Pass with Conditions", and such applicants will be required to make all current and future payments by cashier's check or money order for the term of the lease.
- When an application recommendation is returned as "Pass with Conditions", applicants must substantiate income provided on the application. Refer to Section XI for forms of income verification.

### VI. DECLINED APPLICATIONS (if any of the following apply, the application will be declined);

- Unable to provide a valid government issued photo ID.
- Falsification of the Application.
- Anyone with an outstanding unpaid rental and/or utility collection debt.
- If the bank returns the application fee or holding deposit check.
- Anyone having an unsatisfied monetary judgment currently pending against them.
- A Non-U.S. citizen who does not provide the required USCIS documents.
- Bankruptcy filing that has not been dismissed or discharged.
- Criminal Record - Criminal convictions, depending upon the nature and severity of the offense and the time that has passed since the conviction occurred. Such offenses may include, for example: sexual assault; domestic violence; discharging a firearm; gang participation; drug manufacturing; animal abuse; burglary; vandalism; assault; disorderly conduct; stalking; etc. An application also may be denied if the information available regarding a conviction is insufficient to allow proper classification.

### VII. OCCUPANT ONLY

All persons 18 years of age and older who wish to be listed as an occupant only will have a criminal search processed at their expense. Occupant(s) only with a failed criminal search recommendation will not be allowed to occupy the apartment.

### VIII. CO-SIGNER

- Co-signer must show verification to substantiate income equal to or greater than 3 times the effective rent using the type of documentation listed in section XI below.
- Co-signers must complete an application and be processed through RealPage Inc. as a co-signer.
- Co-signers must sign the Guarantor Agreement but will not be a leaseholder and will not have access to the apartment.
- Co-signers must sign the Guarantor Agreement in person using a valid government issued photo ID or furnish a notarized Guarantor Agreement prior to move-in.
- Co-signers may be accepted for applicants with a recommendation of "Pass with Conditions."

### IX. APPLICANTS WITHOUT A SOCIAL SECURITY NUMBER

- Must show verification to substantiate income equal to or greater than 3 times the effective rent using the type of documentation listed in section XI below.
- Must complete the Additional Supplemental Rental Application for Non-US Citizens (except WA and MA).
- Required to submit USCIS documents as verification. Acceptable forms include I-551, I-766, I-766A, and I-94. The document must be valid.
- If the I-94 is being submitted, a valid passport and visa must also be submitted.

### X. RESIDENT TRANSFER ON-SITE

All current residents transferring on-site must complete a new rental application and show verification to substantiate income equal to or greater than 2.5 times the effective rent using the type of documentation listed in section XI below.

### XI. INCOME (CO-SIGNER AND APPLICANTS WITHOUT A SOCIAL SECURITY NUMBER ONLY)

Must substantiate income information provided on the application and must be equal to or greater than 3 times the effective rent (income from an OCCUPANT ONLY will not be included). Income verification must be provided prior to the final approval. Verifications may include, but not limited to the following:

- Two recent pay stubs from current employer
- Offer letters from employers with prior year W2 and most recent pay stub
- Two recent bank statements
- Pension fund payments/401K/investment fund accounts
- Court ordered alimony or child support payments
- Proof of government payments (e.g. welfare, disability, social security, etc.)
- Proof of retirement income
- Proof of self-employment income (e.g. prior year's tax return, financial statements, bank statements, etc.)
- Proof of student loan income

### XII. INSURANCE REQUIREMENTS

Renter's insurance is required at all communities as a condition of residency with a minimum liability coverage of \$100,000. Personal property coverage is not required, but recommended. Apartments with rent restrictions and student housing will be exempt from renter's insurance.

### XIII. Individuals applying for an apartment home with a property that has a specific Regulatory Agreement will be required to meet additional guidelines or may be exempt from certain requirements above.

## Privacy Policy

### **Privacy Policy for Personal Information of Rental Applicants and Residents**

We are dedicated to protecting the privacy of your personal information, including, but not limited to, your name, phone number, email address, Social Security Number and other identifying or sensitive personal information. Our policy and procedures are designed to help ensure that your information is kept secure, and we work to follow all federal and state laws regarding the protection of your personal information. While no one can guarantee against identity theft or the misuse of personal information, protecting the information you provide us is a high priority to our company and associates. If you ever have concerns about this issue, please feel free to share them with us.

**How personal information is collected.** You will be asked to furnish some of your personal information when you apply to rent from us. This information will be on the rental application or other document that you provide to us or to an apartment locator service, either on paper or electronically. Your personal information also may be collected from third-parties, for example, when we conduct credit checks or receive applications from apartment locator services.

**How and when information is used.** We use this information only for our business purposes involved in leasing an apartment to you. Examples of these uses include, but are not limited to, verifying statements made on your rental application (such as your rental, credit and employment history), reviewing your lease for renewal and enforcing lease obligations (such as to obtain payment for money you may owe us in the future). We may share your personal information with companies that perform services on our behalf such as credit verifications and criminal background checks. Our service providers are required by contract to protect the confidentiality of the personal information we share with them and to use it only to provide specific services on our behalf.

Your personal information may be transferred to another entity (either an affiliated entity or an unrelated third party) in connection with a sale, merger, reorganization, dissolution or similar transaction or event.

**How the information is protected and who has access.** We limit access to your personal information to authorized personnel and allow only authorized persons to have access to your personal information. Authorized persons are those individuals with a demonstrated business need for access to your personal information. We maintain documents and electronic records containing this information in secure areas and systems. Our company does not rent, sell, or share your personal information with businesses or other individuals outside our company except as necessary or as permitted by law.

**How the information is disposed of.** After we no longer need or are required to maintain your personal information, we will store or destroy it in a manner designed to prevent unauthorized persons from accessing it. Our disposal methods will include shredding, destruction or obliteration of paper documents and destruction of electronic files.

**Locator services.** If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees or agents - even though they may initially process rental application and fill out lease forms. You should require any locator services you use to furnish you their own privacy policies.

We reserve the right to update and/or change this Privacy Policy, and we will notify you of any significant changes in the way we treat your personal information. If you have any questions regarding this Privacy Policy, please contact us.

Form 685LA Privacy Policy for Personal Information of Rental Applicants and Residents  
March 13, 2014