



WILLOWICK®
RESIDENTIAL

Resident Qualification Acknowledgement

In order to assist you with your decision on your new home, we are providing this list of requirements we use to qualify applicants for residency at 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. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. We do not accept reusable tenant screening reports. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

IDENTIFICATION:

Applicants must present a valid government issued photo identification card for each person age 18 or older.

INCOME:

All applicants must have a combined verifiable monthly source of income in an amount no less than 3 times the rental rate. If this criterion is not met, the applicant will be required to obtain a qualified guarantor.

CREDIT HISTORY:

Applicant(s) authorize us to obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. Subject to applicable law, an unsatisfactory or insufficient finding will result in the requirement of a qualified guarantor or in denial. Subject to applicable law, applicants that do not have credit history or a qualified guarantor may be conditionally approved and **required to pay an additional deposit and/or advance rent payment made with a credit card or e-money order.**

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 3 times the rental rate. The guarantor must meet the criteria presented above throughout the entire duration of the applicable lease period. **Guarantors will be held fully responsible for the lease should the occupying resident default.**

CRIMINAL HISTORY:

Applicant(s) consent and authorize us to obtain a criminal background check on each applicant who will reside in the apartment. It is possible your application will be denied due to criminal convictions.

OCCUPANCY:

The maximum number of residents permitted to dwell in the apartment home shall not exceed two (2) occupants per bedroom. Please see your leasing representative for any exceptions allowed under this



community's rules. Children under the age of twenty-four months may be able to reside in the bedroom with the lease holding resident unless the bedroom is classified as a double occupancy unit.

PETS:

The following breeds, as well as any other breeds considered "aggressive", are restricted from this community:

Pit Bull Terriers / Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified service or assistance animals.

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 move-in and maintain this coverage throughout the entire term of your residency. In addition, we may 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.

DATA AND COMMUNICATION:

You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at <https://www.willowick.com/privacy-policy/>.

By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.



WILLOWICK®
RESIDENTIAL

FAIR HOUSING STATEMENT:

We are committed to compliance with all federal, state, and local fair housing laws. We do not discriminate against applicants based on race, color, religion, national origin, sex, familial status, disability, source of income, or any other legally protected classification or status. All persons involved with the leasing and operation of our communities receive training on fair housing laws. We will consider requests for reasonable accommodations based upon a disability. We will consider reasonable modification of existing premises, which may be at the expense of the person requesting the modification.

FALSIFICATION OF APPLICATION:

Any false statements or false information included in an application may result in denial of the application. If we discover that you have provided false, misleading or fraudulent information to induce us into leasing you an apartment, such action shall constitute a substantial breach of the lease and warrant your eviction.

APPLICANT APPROVAL 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 may be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

REFUND POLICY:

The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease Contract. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease Contract. In order to continue with this application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

1. **Lease Contract Information:** The Lease Contract contemplated by the parties will be the current Lease Contract. Special information and conditions must be explicitly noted on the Lease Contract.
2. **Approval When Lease Contract Is Signed in Advance:** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
3. **Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
4. **If you Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. You will be obligated to



pay to us a charge of 1/30th of the monthly rental value of the premises from the time the unit was withheld from the market if you fail to sign the Lease Contract after its approval. The amount will begin to be charged on the date this agreement is signed and will end on the date we put the unit back on the market the date a replacement tenant begins paying rent for the premises reserved for you. We will keep this amount from the application deposit to satisfy this amount.

5. **If You Withdraw Before Approval.** If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling, we'll be entitled to retain all or a portion of the application deposits as liquidated damages, and the parties will then have no further obligation to each other.
6. **Approval/Non-Approval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
7. **Refund after Non-Approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 21 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
8. **Extension of Deadlines.** If the deadline for signing, approving, or refunding under paragraphs 4, 6, or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
9. **Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
10. **Application Submission.** Submission of a rental application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease Contract.