

# APPLICATION QUALIFICATION CRITERIA

## Summer House

Our community supports equal housing opportunity, including the Fair Housing Act as amended, a federal law applicable in all states that prohibits discrimination in housing based on race, color, religion, sex, national origin, familial status or disability. In addition, many states and localities have their own local fair housing laws or ordinances, which may protect additional characteristics from discrimination in housing. Our community does not discriminate on the basis of any federal, state, or locally protected characteristics. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation that all residents and occupants currently residing at this community have met these requirements. There may be residents and occupants that have resided at this community prior to these requirements going into effect.

Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services used. Please review this information before completing the application and paying the application processing fee, which is non-refundable. Falsification of information on the application will result in denial of residency and loss of application deposit as liquidated damages for our time and expense.

Summer House requires all applicants to meet the following criteria in order to qualify for our housing community:

### IDENTIFICATION

All applicants will be asked to provide valid, government-issued photo identification at the time they submit an application. The ID will be compared against the application, any similarities/differences noted, and the ID returned to the application. We will not keep a copy of any photo ID until such time as an application is approved for tenancy and a lease provided to the applicant(s) for signature.

**\*\*NOTE: The identification, income, employment and deposit requirements may be modified if required by federal subsidy or financing programs.**

### QUALIFICATION DOCUMENT VERIFICATION

We may use a third-party service to verify the authenticity of any qualification documents you supply with your application.

### INCOME

We will accept all income which is lawful, verifiable, paid to a tenant, a representative of a tenant, or on behalf of a tenant (including federal/state/local public assistance or rental subsidies, such as Section 8 or VASH vouchers). Such income includes, but is not limited to, the following:

- Two months' most current and consecutive pay stubs.
- Prior year's tax returns.
- Social security benefits, SSI benefits, welfare, disability, unemployment, workers' compensation payments; or other government benefits; award letter or proof of other retirement income.
- Two months' most current and consecutive bank statements.
- Offer of employment letters, on company letterhead, stating salary/income amount and employment start date.
- Student loans.
- Child support/spousal support benefits.
- Retirement income.
- Investment/trust fund income.
- Section 8 or VASH vouchers (or other federal/state/local public assistance or rental subsidies); and/or any other written proof of any other income that is lawful, verifiable, paid to a tenant, a representative of a tenant, or on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937.
- Applicants with Section 8, VASH vouchers, or other federal/state/local public assistance or rental subsidies will be income evaluated based only on the applicant's share of the stated monthly rent, rather than the entire rental amount.

### INCOME TO RENT RATIO

- All applicants must have a verifiable source of income, as mentioned above.
- Applicants must have income of at least 3 times the tenant paid rental amount less any concessions or incentives.
- If an applicant's income does not meet the aforementioned income to rent ratio, but meets all other criteria, an application would be approved with an additional guarantor.

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- If a guarantor is required, guarantor's income must be 5 times the tenant paid rental amount.

### CREDIT SCREENING

- To the extent allowed by law, an applicant with an unsatisfactory credit report will be denied.
- The Summer House uses a third-party screening vendor to perform credit screening and takes into account the applicant's income, rental payment history, and credit history of collections, judgements, late payments, account balances and may include student loans and medical accounts.
- Excessive collection accounts, including utility accounts (regardless of status), will result in denial of the rental application. All utility collection accounts within the last 2 years must be paid in full and confirmation presented with the application in order to be approved.
- Applicants with negative items on their credit report may be required to pay an additional deposit, secure a qualified guarantor, or if the severity of credit problem is high, may be denied.
- Bankruptcy (regardless of discharge) or repossession within the last 2 years may be grounds for denial of the application or may require an additional deposit for approval.
- Rental housing debt, evictions, or collections within the last 7 years may result in automatic denial of the application.
- This property does not accept comprehensive reusable tenant screening reports.

### RESIDENCY PAYMENT HISTORY

- All occupants 18 and over (except first-time renters) must have at least 12 months of verifiable and positive residency payment history immediately preceding application. Verification may be performed by a third-party entity if not verified on the credit report. Verification by an individual will not be accepted.
- First-time renters or applicants with no verifiable residency payment history may require payment of an additional deposit or acceptable guarantor in lieu of immediate past rental history.
- Residency history that includes prior evictions within the last 5 years, multiple late payments, and returned checks verified on the credit report poor housekeeping, conduct disturbing the rights and comforts of other residents, unauthorized occupants, property damage or failure to adhere to the policies and regulations of the community or management company will result in automatic denial of the application.
- Landlord reference indicating the landlord would not re-let to the applicant due to lease violation is grounds for automatic denial of the application.
- If Applicant owned his/her immediate prior residence, mortgage history will be verified through credit report or other documentation of home ownership.

### CONSIDERATION OF CREDIT HISTORY RELATING TO APPLICANTS WITH GOVERNMENT RENT SUBSIDY

- Under California law, applicants receiving a government rent subsidy have the option, at the applicant's discretion, of providing lawful, verifiable, reasonable ability alternative evidence of the applicants to pay tenant's portion of the rent.
- This includes, without limitation, Voucher HUD-52646 form, government benefit payments, pay records, and bank statements. If an eligible applicant elects to submit alternative evidence as mentioned above, we will consider this alternative evidence in lieu of obtaining the applicant's credit history or rental history reported through credit bureaus.
- The alternative creditable and verifiable evidence must be provided within 5 days after submitting your application. If you need additional time, advise us, and we will review your request.
- We may contact those individuals or entities who generated the submitted alternative evidence for verification and veracity. You further allow us to disclose the alternative evidence to those individuals or entities who generated the submitted alternative evidence.
- The application will not be considered complete until you submit the alternative evidence as required.

### CRIMINAL HISTORY SCREENING

- All applicants (and current residents upon renewal where applicable) will be screened for criminal history, if allowed by law.
- Summer House considers the entire application. We do not exclude individuals simply because of prior convictions and only consider records that are reportable under the Fair Credit Reporting Act and rules of CA.
- **Convictions do not result in automatic denial of application or lease renewal; consideration will be given to the nature, date, and circumstances of conviction.**
- Convictions involving sexual misconduct (as defined by state law), drug related crimes, theft by check or a physical crime against

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a person or another person's property may allow approval of the application with special conditions, or denial based on the crime and date of said criminal charges.

- Applicants or current residents appearing on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies (including the FBI or other state and local law enforcement agencies) will be denied. All applicants and current residents aged 18 and over will be screened through the OFAC.
- If an application is denied based on criminal history information and the applicant does not dispute the criminal history screening information, but wishes to request a review of the nature, date and circumstances of the conviction, the Applicant must notify the property manager in writing to initiate the request for such consideration. If an applicant disputes the information from the third-party report, the applicant must contact the screening provider to dispute the information believed to be inaccurate.

**All persons 18 years and over intending to reside in the apartment must qualify in each of the above categories with the exception that the household's combined income may be used to satisfy the rent to earnings ratio.**

**Any person under the age of 18 years and over intending to occupy the apartment must be identified on the application and listed on the lease or such person will otherwise be considered an unauthorized occupant.**

### **GUARANTORS**

Acceptable guarantors must reside in the United States and meet the property's financial screening criteria. A guarantor's income must be 5 times the tenant paid rental amount. An additional deposit may be accepted if a qualified guarantor is not available.

### **OCCUPANCY STANDARDS**

Occupancy of the home is limited to those persons listed on the lease and is based on the number of bedrooms in a unit per state and localities that may have their own laws and/or ordinances.

### **PROCEDURE FOR NOTIFICATION OF DENIAL OF APPLICATION**

Should your application be denied, an adverse action letter will be provided. You may have the opportunity to file a grievance challenging the decision to deny your application; you will receive information regarding your rights to grievance with the adverse action letter.

### **REASONABLE ACCOMMODATIONS TO DISABILITIES**

As part of this property's commitment to equal housing opportunity and non-discrimination on the basis of disability, you may request reasonable accommodations that are necessary because of a disability during the application process. Please notify management if you believe any such accommodation to a disability is necessary.

### **APPLICATION AND SCREENING FEE**

Applicants shall be provided a copy the screening criteria along with the application. All applications are considered in the order that they are received. The first applicant that meets the established screening criteria is approved for tenancy. Applicants are not charged an application screening fee unless or until their application is actually considered. If an application screening fee is inadvertently collected from an applicant as the result of multiple concurrent application submissions, then it will be refunded within 7 days to any applicant whose application is not considered. Or, as an alternative to refunding the application screening fee, Landlord may (but is not obligated to) offer the option, at the applicant's discretion, for the application screening fee paid by the applicant to be applied to an application for another rental unit (if available) offered by Landlord. Otherwise, the application screening fee is not refundable after application is considered.

### **ACKNOWLEDGMENT**

By signature below, Applicant acknowledges that he/she has reviewed the rental selection criteria, which includes reasons why the application may be denied. The Applicant understands that if he/she does not meet the rental selection criteria or fails to answer any question or gives false information, we may reject the application, retain fees allowed by statute and terminate any right of occupancy.

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### **ALL APPLICANTS MUST SIGN:**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

CA Effective Date 1/2/2025



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Applicant Signature

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Guarantor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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Date

