

# HAMPTON POINT

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## Apartment Homes

### Rental Criteria

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in 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 apply and satisfy these requirements. 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.** Applicants must collectively have verifiable income in an amount not less than 3 times the rental rate.

**CREDIT HISTORY.** We 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. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

**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 5 times the rental rate.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant who will reside in the apartment home. It is possible your application will be denied due to criminal convictions.

**OCCUPANCY.** The following occupancy standards apply based on two persons per bedroom, plus one per apartment home:

One Bedroom

Three Persons

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One Bedroom with Den

Three Persons

Two Bedroom

Five Persons

Three Bedroom

Seven Persons

Four Bedroom

Nine Persons

PETS - Where animals are accepted at the property where the application is made, and where allowed by applicable laws and ordinances, where application is made, no more than two animals are allowed per apartment. Aggressive breeds will not be allowed. See list below for animals not allowed. Animals not listed below, but which display substantially similar physical characteristics or traits to those animals listed below, shall be treated as though they had been listed below. A pet deposit, pet fee and/or pet rent may apply per pet. Prior approval from management will be required. Aquariums will be allowed with a 5-gallon maximum on the first floor only with proof of insurance for the entire term of the lease.

### RESTRICTED ANIMAL/BREED LIST

(included but not limited to)

(Note: Service/Companion animals may not be subject to this list)

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### Breeds of Dogs:

Akita

Alaskan Malamute

American Bull Dog

American Staffordshire Terrier

Bull Mastiff

Bull Terrier

Chow Chow

Doberman

German Shepherd

Great Dane

Husky

Karelian Bear Dog

Malamute

Pit Bull

Presa Canario

Rottweiler

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Siberian Husky

Staffordshire Bull Terrier

St. Bernard

Wolf Dog Mix

Any hybrid or mixed breed of one of the aforementioned breeds

Exotic Animals:

Reptiles

Ferrets

Skunks

Raccoons

Squirrels

Rabbits

Birds

Pigs

Arachnids

Piranhas

Other farm or poisonous animals

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**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 initial lease signing 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. If renter's insurance is not provided at day of move in, you will automatically be enrolled in our Stern Risk Liability Insurance program.

**FAIR HOUSING STATEMENT.** STYL Residential is committed to compliance with all federal, state, and local fair housing laws. STYL Residential will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. STYL Residential will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

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.

**RENTAL RATES AND LEASE TERMS.** Original rental rate quotes will be honored for 2 business days. The rental rate quote is associated with the apartment home's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.

**FALSIFICATION OF APPLICATION:** Any false statements or false information included in an application will result in denial of the application.

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