

Welcome to The Wynwood Apartments! Before you complete a Lease Application, please take the time to review these rental criteria. The term "Applicant(s)" under these criteria means the person that will be signing the Lease as "Applicant". Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all Applicants currently residing in our community, including the roommates that will occupy the Unit with any Applicant, have met these requirements.

RENTAL HISTORY

Applicant must not have been evicted or asked to move out by a previous landlord or broken a rental contract or be currently delinquent to a previous landlord. Applicant can not have more than four late payments or two returned checks for rent in the most recent 12 month period. Anyone with a broken lease contract or an eviction will not be approved. Anyone with an outstanding balance owed on a rental property must show proof of payment in full in order to be considered as having an acceptable rental history. Applicants wishing to qualify must consent to The Wynwood Apartments utilizing a third-party consultant to verify previous occupancy history of the applicant and/or guarantor as a part of the application review process.

OCCUPANCY

Our fundamental occupancy guidelines for non-family applicants is one person per bedroom unless Owner designates the bedroom as a double occupancy bedroom, and only the person listed on the lease may legally occupy the unit.

FAIR HOUSING

L3 Campus adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Act of 1988) which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability or familial status.

CRIMINAL HISTORY

Applicant must not have been convicted of a felony or be subject to deferred adjudication for a felony. Please remember that this requirement does not constitute a guarantee or representation that Applicants or occupants currently residing in our community, have not been convicted of a felony or are not subject to deferred adjudication for a felony. There may be Applicants or occupants that have applied to reside in our community prior to this requirement going into effect. We are not responsible and assume no duty for obtaining criminal-history checks on any Applicants, occupants, guests, or contractors in the apartment community. Applicants wishing to qualify must consent to a review of their criminal background. Applicant’s criminal history will be evaluated and if there is a felony, violent crime, or an objectionable amount of criminal records, the application will be declined. At Landlords sole discretion, if Landlord does not decline Applicant but determines that Applicant is a higher risk due to history or background check Landlord can charge an additional deposit of \$250 or \$500 per person.

CREDIT HISTORY AND INCOME

Self Qualify: Applicants wishing to self-qualify without a Guarantor must:

- 1) Provide a valid Social Security Number
- 2) Have verifiable monthly income equal to 2.5 times their monthly rent, and provide two recent pay statements as proof of income
- 3) Have an adequate credit history and a FICO Credit Score of 600 or above

Guarantor: Applicants who do not self-qualify will be required to provide a Guarantor. The term "Guarantor" in these criteria means the person that will sign the Guaranty of Lease. The "Guarantor" shall be willing to take responsibility for the financial requirements of the lease. Lease can be executed priro to reutn of the Guarantor Agreement, but it must be returned within fifteen (15) days of lease signing. To qualify a Guarantors must:

- 1) Provide a valid Social Security Number
- 2) Have verifiable monthly income equal to 4 times the Applicant’s monthly rent
- 3) Have an adequate credit history and a FICO Credit Score of 600 or above

If an Applicant wishing to self-qualify or Guarantor do not qualify, the Applicant does not have the option to terminate the lease. Applicant will be required to provide another qualified guarantor within five (5) days or will be charged a per Applicant non-refundable \$750 Waiver of Guarantor Fee (WOG). If Guarantor(s) is not provided, each Applicant will be required to self-qualify or each Applicant will be charged the WOG fee.

It is Resident’s responsibility to return completed Guarantor Form in a timely manner. If guarantor is required and not returned within fifteen (15) days Landlord may post the Waiver of Guarantor Fee to Resident’s ledger at any time, without any further notice. If Resident does not self-qualify, fails to produce a qualified Guarantor and does not pay applicable qualifying fees this does not terminate the Lease. At Landlord’s sole discretion, Landlord may opt to terminate the lease. At Landlord’s sole discretion Landlord may opt to waive the guarantor requirement for new or renewal leases.

If an Applicant is visiting from another country and does not have a Social Security Number Applicant will be required to pay an additional deposit of \$500 per Applicant, and Guarantor or Self-Qualification requirement will be waived, without charging the WOG Fee. Applicant will be required to show proof such as a passport, visa, or other applicable documents

Each applicant will pay a nonrefundable \$50 per person application fee. Applicant and one self-qualification or guarantor screening are included in application fee. If additional guarantor screenings are required Applicant will pay a fee of \$50 per additional screen. By signing below Applicant understands that Landlord has the right to screen Applicant for credit history, criminal, sex offender, and eviction history; and to screen Guarantor’s credit history.

_____	_____	_____	_____
Applicant Signature	Date	Applicant Signature	Date
_____	_____	_____	_____
Applicant Signature	Date	Applicant Signature	Date

