

QUALIFICATION STANDARDS

For Prospective Residents

Northern California

Fair Housing

AvalonBay complies with the Federal Fair Housing Act. AvalonBay does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

Applications

Each applicant that is 18 years of age or older must complete an application, be qualified by AvalonBay in accordance with these qualification standards and sign the lease agreement. Applications are to be completed in full. Applications containing untrue, incorrect or misleading information will be declined. Each application is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score, we may choose to accept or decline an applicant, or seek additional requirements for approving the lease. These additional requirements include an increased deposit or a Guarantor.

NOTES: The following **MUST** accompany **ALL** applications:

- All applicants must have two government issued qualifying documents to apply for an apartment home. One document should be a photo ID such as a driver's license, Passport or military ID. IDs are reviewed and documented only.
- Expired documents are not considered valid.
- Emancipated minors presenting court appointed documentation are eligible to qualify as long as they meet the noted criteria.
- All quick move-ins (48 hours or less) must pay all move-in fees and the first month's rent with certified funds (cashier's check or money orders only) directly to the community.

Credit History

- Credit reports will be run on each applicant and will be considered in the overall credit worthiness of the application. Unsatisfactory credit history can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is declined for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the report. An applicant declined for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency.
- Applicants who meet all other qualifying criteria but do not have credit, maybe required to pay an increased deposit or re-qualify with a Guarantor.

Rent/Mortgage Payment History

- Any legal judgments/evictions/skips may result in a declined application.
- Outstanding rental balances at an AvalonBay Community will result in a declined application

Employment History

Employment must be verifiable.

Income Requirements

Gross monthly household income must be sufficient to cover the rent and other typical household obligations.

Guarantors/Increased Security Deposits

- Guarantors may be permitted if an applicant is Declined or Conditionally Accepted.
- Guarantors' gross annual income or savings must be sufficient to cover the annual rental rate in order to support their current housing payments and that of the applicant(s).
- Guarantor's primary residence must be in the United States and they must have a valid Social Security Number.

- Guarantors must meet all other qualification standards listed.
- Increased security deposits may be permitted if an applicant is Conditionally Accepted.
- The increased security deposit will be equivalent to one (1) month's rent unless otherwise dictated by law.

Note: An increased deposit may also be charged if a resident has a pet

Roommates

Each resident and Guarantor is jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

Affordable Housing Program/Below Market Rent Programs

Applicants for the Affordable Housing Program/Below Market Rent Program (if applicable at this community) must be qualified based on the governing authority's income classifications. The income ranges are derived from the maximum low/moderate income. Please reference the Affordable Housing Rent/Income Guidelines to determine eligibility. Affordable Housing Program/Below Market Rent Program guidelines supersede these Qualification Standards.

Occupancy Guidelines

- Governed by state, city, and local ordinances. In the absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be a maximum of two (2) residents per bedroom plus one. Residents under the age of 18 months will not be considered in the occupancy guidelines.
- An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 50% of the time.
- Lofts are not considered bedrooms.

