QUALIFICATION STANDARDS
For Prospective Residents
Avalon At Chestnut Hill

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 applicant is evaluated based on a number of factors, including credit, available rental payment history and ratio of rent to income.

NOTES: The following MUST accompany ALL applications:

- All applicants must have two government issued qualifying documents to apply for an apartment home.
  1. One document should be a photo ID such as a driver's license, age of majority card, Passport or military ID. Other state issued photo IDs may be accepted after review. IDs are reviewed and documented only.
  2. If an applicant does not have a Social Security Number (SSN) or Individual Tax Identification Number (ITIN) the second document provided should be a Visa, Green Card, I-94, NEXUS, SENTRI or Global Entry Card. Other qualifying documents may be accepted after review.
- Expired documents are not considered valid.
- All applicants in the United States on a Visa must list the Visa number and expiration date on the Application for Residency.
- 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, which may include an investigative consumer report, 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 or result in Approval with Conditions, such as payment of an increased security deposit or requirement of a Guarantor. 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, or conditionally approved 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 or conditionally approved for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency.

Rent/Mortgage Payment History

- Any legal proceedings/judgments/evictions/skips *or any negative reference relating to any prior tenancy, including without limitation poor payment history or instances of disruptive or negligent behavior* 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.

EQUAL HOUSING OPPORTUNITY

Conviction Information

- The application of any person who has been convicted or plead guilty or "no contest" to a misdemeanor or felony involving sexual misconduct shall be declined.
- *The application of any person who has been convicted of a felony involving the physical safety of others shall be declined.*
- Nothing set forth in these Qualification Standards should be construed to be a guaranty by AvalonBay that residents of this community have not been convicted or plead guilty or "no contest" to any misdemeanor or felony.

Identity Verification

All applicants must successfully pass an identity verification process in order to complete the application.

Guarantors/Increased Security Deposit

- Guarantors may be permitted if an applicant is Approved with Conditions. *Exception: Guarantors are not permitted for applicants applying for the affordable program.*
- Guarantors' gross annual income must be sufficient to cover the annual rent 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 Deposit

- Increased security deposits may be permitted if an applicant is Approved with Conditions.
- In no event shall the increased security deposit exceed the first month's rent.
- 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.
- 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.

EQUAL HOUSING OPPORTUNITY