

**Fisher Real Estate Advisors Inc.
Rental Criteria Guidelines**

The rental criteria below explains the policies with regard the standards that must be met by each applicant in order to be approved for residency. As each of the properties that we manage are individually owned, some property owners may apply different criteria to their specific properties.

Non-discrimination policy

Fisher Real Estate Advisors Inc. and its property owners do not discriminate against any person based upon:

- **Race**
- **Religion**
- **National origin (ancestry)**
- **Sex/Gender**
- **Familial Status**
- **Marital Status**
- **Disability or Handicap**
- **Source of Income**
- **Age (all applicants must be 18 or older or emancipated minor)**
- **Medical Condition**
- **Sexual Orientation**

Application Requirements:

- a) All applicants who intend to occupy the property who are age 18 or older must complete a rental application. This means spouses and adult children must complete their own application.
- b) Complete, signed applications from all parties must be received along with proof of income (as stated below) to be considered.
- c) The first qualified applicant who submits a completed application will be considered for approval upon the following conditions: income verification documents provided and verified, rental references provided and verified. We will process additional completed applications in the order received.

Occupancy limits:

We follow the DFEH guidelines for occupancy which recommends a limit of two persons per bedroom plus one additional person. For example, a two bedroom unit would have a maximum occupancy of five persons (2 per bedroom, plus one person).

Financial Resources:

The total verifiable gross household income (see below) must be at least 2.5 times the monthly rent. We require proof of income as follows:

- a. Current and recent paystubs (for the past 2 months)
- b. Trust accounts
- c. Alimony/Child support documentation
- d. Social Security income statement
- e. Bank statements
- f. Income tax returns

For non-employed individuals, proof of adequate liquid assets will be considered.

Rental/Mortgage History:

For those applicants who are currently renting, we will verify rental history with two previous landlords. Our inquiries will include, but may not be limited to:

- Past evictions
- Late rental payments
- NSF rent checks
- Notices issued (non-compliance with lease terms)
- Disturbances/Complaints
- Damage to rental unit

In the case of current or recent homeowners, mortgage payment history will be considered. We require satisfactory payment history and will consider other information obtained during the verification process.

Credit History

We require that all applicants agree to have our screening company issue a credit report; we do not accept credit reports from the applicant or other third parties. From our screening company, we will receive a recommendation based upon statistical data such as payment history, number and type of accounts, outstanding debt and age of accounts. We require satisfactory credit and will consider other factors such as:

- Recent charge offs or collection accounts
- Recent bankruptcy
- Recent foreclosures or notice of default filed

Exceptions, such as medical related debt will be considered on a case by case basis.

Co-signers or Guarantors

If you are “conditionally approved” for a property, a co-signer or guarantor may be required. Each property owner has the right to decide if they will accept applicants who require a co-signer or guarantor in order to meet our standards. This may be used if applicants do not meet income to rent ratio or fail to be approved for some other reason. The co-signer/guarantor will be required to complete an application, provide proof of income and have satisfactory credit history. They will be required to sign a separate co-signer or guarantor agreement.

Verification of Identity

All applicants will be required to provide valid government issued photo identification.

Residents of Foreign Countries

If applicant does not have a social security number, the following will be required:

- Proof of foreign citizenship (work visa, passport)
- Written verification of income

Pets

Some of our rental properties do not allow pets. Others will allow pets with an increased deposit. Many units are governed by CC&Rs or other rules and regulations which may limit the size, breed and number of pets allowed. Please disclose on the rental application, specific information about any pets you intend to keep on the property. You should carefully review each property listing to determine if pets are allowed prior to completing the rental application.

Renters Insurance

Our standard lease requires the tenant to maintain renters insurance to cover liability and property damage. Proof of coverage will be requested.

Smoking

All of our properties are NON-SMOKING. Smoking is allowed outside the unit, with the condition that all adjacent doors and windows are closed.

Security Deposit/Move in funds

Upon approval of your application, you will be required to sign a lease and provide the security deposit, which must be in the form of a cashier's check or money order. The first month's rent must also be paid by cashier's check or money order, the day prior or day of lease commencement. Exceptions may be granted if there is adequate time for your personal check to clear prior to your lease commencement date. Regardless of the day of the month your lease commences, we require a full month's rent upon move in, with the second month prorated (due on the first day of the following month).

Additional criteria:

- Any applicant currently using illegal drugs or reporting a conviction, guilty pleas, or no contest plea by any court of competent jurisdiction for the illegal possession, manufacture or distribution of a controlled substance shall be denied.
- Any individual whose tenancy may constitute a direct threat to the health and safety of an individual, or whose tenancy may pose a threat to the community, or the property of others, will be denied.
- Incomplete, inaccurate or falsified information will result in a denied application and may be later considered grounds for eviction.

Results of Screening process: Approved/Denied/Approved with conditions

Based upon the results of our screening, applicants will fall into the following categories:

- Approved: applicant will be accepted with standard deposit and fees.
- Denied: Application is denied and will not be accepted. Applicant will be provided with contact information for consumer reporting agencies that provided information.
- Approved with conditions: Application is approved conditioned upon additional deposit or use of a qualified co-signer or guarantor.