

CREDIT QUALIFICATIONS AND GUIDELINES



Welcome to our community. In order to reside in our community, we require each applicant and each adult occupant to meet certain rental criteria. Before you complete a Rental Application, we encourage you to review these requirements to determine if you are eligible.

Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect.

Additionally, our ability to verify whether these requirements are met is limited to the information we receive from various resident reporting services.

All applicants and each adult occupant must complete a separate rental application. Married couples may submit a joint application.

The Q at Maitland utilizes a credit scoring system that incorporates a statistical model comparing information on an applicant's credit profile, such as bill-paying history, the number and type of accounts, late payments, collection actions, outstanding debt, reported rental history, and the age of accounts, to the credit performance of consumers with similar profiles. (A credit scoring model only uses information on the applicant that pertains to credit. It does not use certain characteristics such as – race, color, religion, sex, national origin, handicap, or familial status in its calculation.) The scoring system awards points for each factor and considers income, monthly rent, and overall credit history to evaluate how creditworthy an applicant is.

Items A through H apply to the applicant(s) responsible for paying the rent under the Apartment Rental Contract. Item D applies to all other applicants.

A. OCCUPANCY GUIDELINES – All residents and all occupants must be listed on the Apartment Rental Contract. No more than two (2) occupants per bedroom except for those qualifying as a family. For those persons that qualify as a family, no more than 2 persons of any age per bedroom plus an additional person 17 years of age or younger may occupy the Apartment Home.

For the purposes of this occupancy policy a "family" shall consist of the following persons: one individual (who has not attained the age of 18 years) being domiciled with: (1) a parent or other person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

In the event the number of occupants exceeds the maximum number for that floor plan due to the birth, adoption, custody or guardianship change of a minor child, residents will be permitted to stay in the existing Apartment Home through the end of their lease term or 90 days, whichever is longer. At the end of the lease (or above time period, if the lease would expire before that time, or if the residents are month-to-month), residents must transfer to an appropriate (larger) floor plan subject to availability of the alternate floor plan and resident's compliance with the existing lease agreement, or vacate the apartment subject to the terms and conditions of the lease agreement and supporting addenda.

B. CRIMINAL HISTORY – No applicant or other occupants may have a criminal history that reflects felony convictions, deferred or withheld adjudication for a felony or a misdemeanor for a crime against a person as such offenses are classified under Florida law or similarly classified under the laws of other jurisdictions. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony, deferred adjudication for a felony or crime against a person. There may be residents or occupants that have resided in our community prior to this requirement going into effect.

Additionally, the ability of The Q at Maitland to verify this information is limited to the information made available to The Q at Maitland by the resident credit reporting services used.

C. LEASE GUARANTORS must sign a Lease Guaranty (if applicable) and meet all rental criteria.

D. WATER FURNITURE is acceptable on the first floor only. An insurance policy must be obtained by the resident.

E. ANIMALS – Pets are not permitted in the community unless approved in writing by The Q at Maitland. If a pet is allowed, the resident must sign a pet addendum which requires the pet owner to adhere to our regulations including any applicable pet weight limit, pay a pet deposit, pay a non-refundable pet fee, and pay any additional pet rent. The Q at Maitland will authorize a support animal for a disabled person. Breed restrictions may apply. See management for pet approval.

F. FALSE INFORMATION – Any falsification of information on the application will automatically disqualify the application and all deposits and application monies will be forfeited.

G. CANCELLATION OF APPLICATION – If the applicant finds it necessary to cancel a move-in, the application deposit will be refunded provided the applicant gives written notification of cancellation within twenty-four (24) hours after submitting an application, regardless of approval status.

H. APPLICATION APPROVAL PROCESS – The approval process will begin when we have received completed applications from all applicants and occupants. The approval process will result in one of three outcomes: accepted, conditional acceptance, or denied. Additional information and or deposits may be required if a conditional acceptance is recommended.

This company and this community complies with all applicable fair housing laws including those that prohibit discrimination on the basis of race, color, religion, sex, national origin, handicap, or familial status. Applicant(s) and co-signer(s) must give their consent to allow The Q at Maitland, itself or through its designated agents and its employees, to obtain a consumer report and criminal record information on each applicant or co-signer and to obtain and verify credit and employment information for the purpose of determining whether to lease an apartment to the applicant(s). The owner of The Q at Maitland and its agents and employees may obtain additional consumer reports and criminal record reports on each applicant or co-signer in the future to update or review the applicant(s)' account or for collection purposes. Upon request by an applicant, The Q at Maitland will tell applicant(s) or co-signer(s) whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

X _____

Date _____

(Applicant Signature)

X _____

Date _____

(Joint Applicant Signature – if applicable)