



RENTAL APPLICATION POLICIES AND QUALIFICATION CRITERIA FOR PROSPECTIVE RESIDENTS

Fair Housing

BNE Management Group and its affiliates comply with the Federal Fair Housing Act. BNE Management Group does not discriminate on the basis of race, color, religion, national origin, sex, sexual preference, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

Applications

- Each person that will occupy the apartment who is 18 years old or older must complete an application and sign the lease. Each applicant that is 18 years of age or older, and not a full time student who can be claimed as a dependant on the primary applicant's tax return, will be qualified by BNE Management Group in accordance with these qualifications standards.
- Applications are to be completed in full. Applications containing untrue, incorrect, or misleading information will be declined.
- Each application is evaluated with a method that weighs the indicators of future rent payment performance.
- Applicants must provide a Social Security Number (SSN) or individual Taxpayer Identification Number (ITIN).
- Application Fee: \$100 for each applicant. Application fees are non-refundable. Applications are payable by check to "VALENCIA PISCATAWAY LLC".

NOTE: The following MUST accompany ALL applications:

- A valid driver's license, military ID, or state Photo ID card (view and document only). 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. Lease agreements will not be written for terms beyond the visa expiration date. Emancipated minors presenting court appointed documentation are eligible to qualify as long as they meet the noted criteria.

Credit History

- Credit screenings 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 at this property. An unsatisfactory credit screening 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, may be required to re-qualify with a Guarantor.

Rent/Mortgage Payment History

- Any legal proceedings/judgments/evictions/skips may result in a declined application.



Employment History

- Must be verifiable.

Income Requirements

- The monthly rent to gross monthly household income (rent to income ratio) must be less than 33%. The most recent months' worth of paystubs is required in order to verify income.

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 will be declined.
- Nothing set forth in these Qualification Standards should be construed to be a guaranty by BNE Management Group that residents of this community have not been convicted or plead guilty or "no contest" to any misdemeanor or felony involving sexual misconduct.
- All felony convictions will result in the applicant being declined.
- The following misdemeanors will result in the applicant being declined:
 - Arson, Bad Checks, Crimes against Children, Drug-Sale, Drug-Manufacture, Drug-Distribution, and Weapons.

Guarantors

- Guarantors may be permitted if an applicant is conditionally accepted.
- Guarantors' gross monthly household income must be 4 times the monthly rent.
- 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.
- Only one (1) Guarantor is permitted per Lease Agreement, regardless of the number of Residents.

Full Time Students

- Students under 18 years of age may NOT apply as a Resident and will be considered an Occupant. As Occupants, they must reside with their parents or guardians as responsible residents.
- Students will be qualified per the income requirements listed above.
- Students may have a maximum of one (1) Guarantor regardless of the number of roommates.

Roommates

- Each Resident and Guarantor is held jointly and severally responsible for the entire rental payment as agreed to in the Lease Agreement, as well as the adherence to all community rules and policies.
- Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

Occupancy Guidelines

- Governed by state, city, local ordinances.
- In Absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be a maximum of two (2) Residents per bedroom.
- 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.



Pets

- All animals must be disclosed to the leasing consultant and on the rental application.
- Household pets are permitted at the sole discretion and approval of the property owner.
- Only Non-aggressive breeds & common domesticated animals will be permitted on the property.
- Certain breeds of dogs are not permitted. These include but are not limited to Pit Bulls, Tosa Inus, German Shepherds, Rottweiler, Presa Canarios, Fila Brasileiros, Argentine Dogos, Akitas, Chow Chows, Shar Peis, Dalmations and Doberman Pinschers.
- If the animal is approved, monthly pet fees will apply and a Pet Rider outlining all the requirements will accompany the Lease Agreement.
- It is the policy of BNE Management Group to waive animal restrictions in any case where an animal is necessary to accommodate a person with a disability.

Note: Pursuant to N.J.S.A. 2A:42-84.1 et. seq. the apartments at the property located at 100 Hoboken Avenue, Jersey City, NJ are exempt from rent control.

Applicants Signature: _____

Applicants Name: _____

Date: _____

