



RENTAL QUALIFYING GUIDELINES

Thank you for applying to live at Beach City! To obtain residency in our community, each Applicant must meet the following rental criteria. Before you fill out an application, please read the following requirements. The term "Applicant" under these criteria means the person who will be signing the Housing Contract as the "Resident." The term "Guarantor" in these criteria means the person who will sign the Guaranty Addendum.

These are our current Rental Qualifications, and nothing contained in these requirements shall constitute a guarantee or representation that all Residents currently residing in the community, including the roommates that will occupy the Unit with any Resident, have met these requirements. There may be Residents or occupants who have applied to reside in our community prior to this requirement going into effect. We are not responsible and assume no duty for obtaining criminal history checks on residents, occupants, guests, or contractors in the Community. We may change the Rental Qualifications at any time, with or without notice.

INCOME REQUIREMENT

The Applicant must earn an annual gross income equal to three (3) times the total rent and must have a qualifying credit history. If the Applicant cannot prove income (i.e. provide pay stubs, tax records or other documents proving income) and does not meet the qualifying credit history, then the Applicant must have a Guarantor sign the Guaranty Addendum. The Guarantor must earn an annual gross income equal to three (3) times the total rent and provide all necessary supporting documentation. In the event the applicant submits an executed Housing Contract but does not submit an executed Guaranty Addendum as and when required by Owner, Owner shall have the right to require the Applicant to comply with all obligations of the Housing Contract. If the applicant is international, they may submit a copy of an I-20 in lieu of a guarantor.

CRIMINAL HISTORY

The Applicant must never have pleaded guilty; pleaded no contest; received probation, deferred adjudication, court-ordered community supervision or pre-trial diversion for a felony (whether or not resulting in a conviction). The Applicant must never have pleaded guilty; pleaded no contest; received probation, deferred adjudication, court-ordered community supervision or pre-trial diversion for a misdemeanor involving violence or sexual misconduct. (whether or not resulting in a conviction). The Applicant must not have been asked or ordered by a representative of any government to leave the U.S. or any other country.

RENTAL HISTORY

The Applicant and Guarantor must not have been evicted by a previous landlord and must not have any outstanding balances with a previous landlord. If outstanding money is owed, the Applicant must show a receipt as proof of payment before being accepted.

APPLICANT REQUIREMENTS

Applicants must meet age requirements of California state law to apply. Applicants who do not meet state age requirements must have a Guarantor co-sign the contract. If the Applicant is a non-U.S. citizen,



the applicant must provide a U.S. Immigration and Customs Enforcement (ICE) document that entitles the Applicant to be in the United States through the Expiration Date of the Housing Contract, such as Form I-551 (Permanent Resident Card/Green Card) or a United States Visa such as an I-20.

VERIFICATION OF APPLICATION

The Applicant represents and warrants any and all information or documents he or she submits to Beach City on or with the application are not false or misleading. The Applicant understands and acknowledges all such information and documents are subject to verification. An application that has been falsified or is misleading may be rejected. If Beach City later determines that an Applicant’s application or supporting documents are false and/or misleading, Applicant understands that the Beach City will be entitled to immediately terminate the Applicant’s lease and regain possession of the leased premises. Beach City adheres to the Fair Housing Law (Title VIII) of the Civil Rights Acton of 1968 as amended by the Housing and Community development Acton of 1974 and the Fair Housing Amendment of 1988 which stipulate that it is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national origin, disability, familial status, or any other class protected by law.

By signing the Rental Qualifying Guidelines, you are acknowledging all of the above stated information and agree that all information provided on the application is true and accurate to the best of your knowledge.

Printed Name

Signature

Date