

## RESIDENT SELECTION CRITERIA

### Overall Standards

Fair Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, national origin or any other class protected by applicable law.

Occupancy Standards: No more than two people per bedroom may occupy the apartment, unless there are special circumstances approved by Landlord. Infants up to twenty-four (24) months old are not considered for occupancy purposes.

Identification: All visitors and applicants must provide a valid driver's license or other U.S. or state-government issued photo identification in order to view and/or move in to the community. Non-U.S. citizens must provide a valid passport or valid visa.

### Application Standards and Process

Application for Residency: An Application for Residency must be completed for each applicant who will be living in the apartment and who has reached the age of majority under state law, which in most states is 18 years or older. Application fees, if applicable, will be collected before an application can be processed.

Recurring Direct Debit: As a condition of residency, applicant shall register for direct debit online through the AIR Communities resident portal or complete an automatic debit form provided by Landlord, authorizing Landlord to establish arrangements for the transfer of payments of rent, utilities and other recurring monthly charges by ACH debit initiated by Landlord from an account in the name of Resident established at a United States bank.

Investigations Standards: Landlord (or its designates) may conduct an investigation of applicant, including thorough personal interviews with applicant's current and/or prior landlord(s), employer(s), and/or others with whom applicant is acquainted. These inquiries may include information regarding applicant's character, general reputation, mode of living, credit report, and criminal background. Landlord will attach a summary of applicant's rights under the Fair Credit Reporting Act to applicant's application.

Income History: Except for applicants who receive or who will occupy an apartment unit that receives subsidies or voucher assistance, applicants must have a gross income source that can be verified and meets the minimum income requirements for the apartment being leased which are determined by multiplying the monthly rent by a specified factor of months as determined by the community. Applicants may be required to provide income verification, including but not limited to a pay stub, a letter from an employer, the most recent W2, the most recent tax return and/or certified verification from company accountant or bank. In instances where sufficient income requirements cannot be met, this community may elect to accept pre-paid rent or a co-signer. In instances where sufficient income requirements cannot be met because of the applicant's disability, the community will accept, at the applicant's option, either pre-paid rent or a co-signer if requested by the applicant.

Credit History: **AIR Communities** may investigate and verify credit history. Landlord evaluates credit history information with a scoring method that weighs the indicators of future rent payment performance, but Landlord retains the right to reject an application no matter an applicant's ultimate scoring. An unsatisfactory credit report can disqualify an applicant from renting an apartment, including one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. AIR Communities will comply with all requirements as to the Covid-19 emergency period and individualized assessment detailed in Philadelphia Bill numbers 210329-A and 210330-A and applicable Philadelphia City Code provisions.

Criminal History: Applicants, occupants and co-signers will not be accepted if they do not satisfy the criminal history inquiries required by or background investigation allowed by the residency application. However, Landlord does not guarantee or represent that residents and/or occupants currently residing at the community qualify under the criminal background criteria required by the residency application. **AIR Communities** maintains a strict policy prohibiting registered sex offenders from residing within our communities. This community reserves the right to investigate lists of registered sex offenders in any manner including online, in newspapers or by contacting state agencies.

Rental History: Information regarding payment and rental history of each applicant will be collected to verify tenancy. Subject to requirements as to the Covid-19 emergency period and individualized assessment detailed in Philadelphia Bill numbers 210329-A and 210330-A and applicable Philadelphia City Code provisions, an applicant who has been previously evicted by a court of law will not be accepted.

Employment History: **AIR Communities** may confirm employment and reported salary level.

### Co-Signers(s):

In the event that a co-signer is required, he/she must complete an Application for Residency and meet the Resident Selection Criteria. A co-signer will be fully responsible for the rent obligations of the Lease Agreement if the occupying resident(s) defaults.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

