

Avanti Residential is an Equal Housing Opportunity provider. Avanti complies with all federal, state, and local laws and ordinances and does not discriminate based on any federal, state, or locally protected characteristics.

Portable Tenant Screening Reports (PTSR): 1) Applicant has the right to provide the Property with a PTSR that is not more than 30 days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides the Property with a PTSR, the Property is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for the Property to access or use the PTSR. If Applicant provides the Property with a PTSR: a) the PTSR must be available to the Property by a consumer reporting agency/third-party website that regularly engages in the business of providing consumer reports; 2) the PTSR must comply with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency; and c) Applicant certifies that there has not been a material change in the information in the PTSR, including the Applicant's name, address, bankruptcy status, criminal history, or eviction history, since the PTSR was generated.

Qualification Acknowledgement: Each person age 18 or older must submit an application and meet all requirements below. These requirements are Avanti's current rental screening criteria, and nothing contained herein shall constitute a guarantee or representation that all residents and occupants currently residing at this community have met these requirements. Please review this information before completing the application and paying any fee (if required). Falsification of information on the application will result in application denial and loss of submitted application fees (if applicable) as liquidated damages for our expense and loss of rental income in holding the apartment off the rental market. Additionally, if an applicant is approved based upon submitted false information, Avanti may take legal action once the false information is discovered as permitted by state law. Subject to applicable laws, our requirements include but are not limited to, the following criteria:

Identification: All persons 18 and older must complete a digital identification process. Only valid, unexpired, government issued photo identification will be accepted for identification.

Income Requirements: All applicants 18 and older must complete a digital income verification process. Digitally verifiable forms of income include, but are not limited to, US bank accounts or one paystub no more than 30 days old. If the applicant is unable to provide an acceptable digitally verifiable form, Avanti may accept an offer letter or employment letter no more than 30 days old.

Non-Subsidy Applicants: Applicant groups must digitally verify gross income equal to **two (2) times** the monthly tenant paid rental amount or certify a zero-income contribution to the household. If the verified income is insufficient, a guarantor will be required to digitally verify **four (4) times** the tenant paid rental amount.

Subsidy Applicants: Applicant groups verify gross income equal to **two (2) times** the monthly rental amount that the subsidy applicant will be responsible for, or certify a zero-income contribution to the household

Credit Screening:

Non-Subsidy Applicants: As permitted by federal, state, and local law, a credit report is obtained for each applicant. An unsatisfactory credit report will result in the requirement of an additional security deposit, the requirement of a guarantor, or denial. An unsatisfactory credit report means a report that lacks established credit or contains current or recent bad debts (excluding student loans and medical debt), late payments, liens, judgements, foreclosures, or bankruptcies.

Subsidy Applicants: For applicants that receive a housing subsidy as defined by § 38-12-902(1.7), C.R.S, credit, lack of credit and/or adverse credit events will not be inquired about or considered for applicants receiving a housing subsidy.

Residency History: Negative rental history, such as evictions, disturbances, or previous move out damages may result in denial. First-time renters may need additional deposits or a guarantor.

For applicants that receive a housing subsidy as defined by § 38-12-902(1.7), C.R.S, we reserve the right to deny an application for negative rental history, such as evictions, disturbances, or previous move out damages provided such information does not come from a “consumer report”.

Criminal History Screening: To the extent permitted by state and local law, a criminal background check is obtained on each applicant who will reside in the apartment community. We are not required to rent to any person whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

The application will be rejected for any of the following criminal-related offenses that are found on the criminal background check:

Any Felony or Misdemeanor convictions within the last **5** years involving crimes against persons, drug manufacturing related, theft, and crimes against property.

The following crimes will always result in an automatic denial:

- The unlawful distribution, manufacturing, dispensing, or sale of a material, compound, mixture, or preparation that contains methamphetamine.
- The unlawful possession of materials to make methamphetamine and amphetamine.
- Any offense that required the prospective tenant to register as a sex offender.
- Any offense described in part 1 or part 6 of article 3 of title 18. (homicide and stalking)

Denial of Application: Should the application be denied, Avanti will notify the applicant about the reason for the denial. The applicant has the right to dispute the accuracy of the consumer report.

Pet Policy: All households, regardless of pet or animal ownership, are required to undergo pet screening to certify their pet or animal status. If approved, a maximum of two (2) pets may reside in an apartment home. An additional deposit, fee, and monthly pet rent may be required upon approval. Animal recertification will be required to ensure up to date licensing and vaccination requirements. Fees and breed restrictions do not apply to qualified service or assistance animals. The following breeds will not be approved: American Staffordshire Terriers, Staffordshire Bull Terrier, Rottweiler, Cane Corso, Presa Canarias, Bull Mastiffs, wolf or wolf hybrids, Pitbulls, and any mix containing aforementioned breeds.

Rent Payments: All payments must be made through an online payment processing platform. Personal checks, money orders, or cash will not be accepted.

Renter’s Insurance: All residents will be required to maintain \$300,000 worth of liability coverage. Failure to meet the community’s insurance requirements will result in the forced placement of an insurance policy covering the apartment home at the resident’s expense.

Occupancy Standards: As a general rule, Avanti limits occupancy to two persons per bedroom, plus one person per apartment home. If the applicant believes their specific facts and circumstances warrant a modification to this policy, the applicant must seek prior approval from Avanti before completing an application for an apartment home.

Apartment Type	Occupants
Studio	Two Persons
One Bedroom	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons

Residents under 4 years are not to be considered in the occupancy guidelines.

Data and Privacy: By signing below, the applicant understands and accepts that Avanti may collect, retain, use, transfer, and disclose the applicant’s personal information including, but not limited to, name, date of birth, address, phone number, email address, and/or renter’s insurance information. Further, the applicant consents to Avanti releasing the applicant’s personal information to third-party providers for any leasing or property management activities including, but not limited to, applicant screening, operating the property, providing lease-related services, referring you to third-party products or services, managing debts, and conducting resident surveys. Please refer to our privacy policy that details the handling of personal information. The current privacy policy can be found linked at the bottom of our company website: <https://avantiresidential.com>.

Acknowledgment: By signing below, the applicant acknowledges that they have reviewed and understand the qualification criteria, which includes reasons for potential denial. The Applicant consents to all applicable screening. By providing an email address or phone number, the applicant voluntarily consents to receiving communications regarding application status, marketing materials, and promotional offers via email, phone call, or text message.

ALL APPLICANTS OVER THE AGE OF 18 MUST SIGN:

Applicant Name:

Signature:

Date:

Applicant Name:

Signature:

Date:

Applicant Name:

Signature:

Date:

Applicant Name:

Signature:

Date: