

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.

**Qualification Acknowledgement:** Each person age 18 or older must submit an application and meet all requirements below. Incomplete applications will not be considered. Applications will not be considered complete until the application is fully and completely filled out and signed by all individuals over the age of eighteen that will reside at the property, and all administrative and application fees are paid and are approved by Avanti's bank. Application and administrative fees associated with applications are non-refundable. The requirements contained in this document 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. Falsification of information on the application will result in application denial and loss of submitted fees (if applicable) as liquidated damages for the expense and loss of rental income in holding the apartment off the rental market, the nature and extent of which are impossible to accurately determine. 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 applicants 18 and older must complete a digital identification process. Only valid, unexpired, state-issued photo IDs or passports will be accepted for identification.

**Income Requirements:** All applicants 18 and older must complete a digital income verification process to verify a combined gross income equal to two and a half (2.5) times the monthly tenant paid rental value of the unit or certify a zero-income contribution to the household. If the verified income is insufficient, a guarantor will be required to digitally verify a gross income equal to four (4) times the tenant paid rental value of the unit. Digitally verifiable forms of income include, but are not limited to, US bank accounts or three paystubs 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.

**Credit Screening:** As permitted by federal, state, and local law, a credit report will be obtained for each applicant. Applicants that receive an unsatisfactory credit report may be required to provide an additional security deposit, the commitment of a guarantor, or their application may be denied. An unsatisfactory credit report means a report that shows an absence of established credit or contains current or recent bad debts (excluding student loans and medical debt), late payments, liens, judgements, foreclosures, or bankruptcies.

**Residency History:** Negative rental history, such as evictions, disturbances, or previous move out damages may result in denial. First-time renters may be required to provide additional deposits or a guarantor. Applicants must provide accurate current and previous landlord information,

**Criminal History Screening:** To the extent permitted by state and local law, a criminal background check will be obtained for each adult who will reside in the apartment community. Criminal convictions, guilty pleas, or no-contest pleas related to homicide, sex crimes, certain drug offenses, and most violent crimes will result in the denial of the rental application. Convictions—including felonies within the past 7 years (or permanently, for certain offenses that

are not permissible at any time) and misdemeanors within the past 3 to 5 years—will be evaluated based on the factors set forth above.

**Denial of Application:** Should the application be denied, Avanti will notify the applicant about the reason for the denial. In Kansas City, Missouri, Avanti will only inform the applicant that their application is denied and will not provide the reason for denial. The applicant will have the opportunity to dispute the results by supplying mitigating information. In Kansas City, if a denied applicant requests the rationale for their denied application, the person who denied their application must affirmatively state that it was not on the basis of the applicant's membership in a protected class or due to a protected trait, as defined by Chapter 38 of the Kansas City, Missouri Code of Ordinances, and inform the applicant, in writing, of their rights as defined by Chapter 38 of the Kansas City, Missouri Code of Ordinances.

**Pet Policy:** All households 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. The following breeds will not be approved: American Bully, American Staffordshire Terriers, Bull Mastiffs, Cane Corso, Pit Bull, Pit Mix, Presa Canarias, Rottweiler, Staffordshire Bull Terrier, Wolf or Wolf Dog Mix, 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, subject to local and state laws. 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 |

**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>.

**Properties Located in Kansas City, Missouri:** For all properties located in Kansas City, Missouri, Avanti will not deny an application for a residence based solely on (1) a rent-to-income ratio that does not take into account verifiable and lawful sources of income, such as vouchers, maintenance, disability payments, pensions, or other income supports; (2) an adverse credit report or lack of credit history; (3) prior evictions or alleged damages; or (4) prior convictions or arrests, without reference to additional information provided pursuant to Section 38-105(e), and related Sections of the Kansas City, Missouri Code of Ordinances.

Avanti will review and consider additional information provided by the applicant, including, but not limited to, personal references, recency and status of any evictions, and any actions taken by the rental applicant to resolve past evictions, credit challenges, or alleged damages, the recency and severity of any convictions, the violent or sexual nature of any prior convictions, the facts or circumstances surrounding criminal conduct, the age of the applicant at the time of the conduct, the age or vulnerability of the victim of the conduct, evidence that the applicant has maintained a good tenant history in the intervening time, and evidence of rehabilitation efforts, consistent with state and federal law, including, but not limited to, fair housing laws. Avanti will only deny an application if the applicant does not qualify for residency based on two (2) or more of the above criteria, or based on any one (1) of the above factors if Avanti has reviewed and considered all additional mitigating information provided by the applicant.

**Reasonable Accommodations:** Avanti will make reasonable adjustments and modifications to these policies and procedures to ensure that all individuals are able to participate fully in the applications and screening process.

**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: