



RENTAL QUALIFYING GUIDELINES

Thank you for applying to live at The Lorenzo! 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 of Resident Obligations.

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.

STUDENT STATUS

The Lorenzo requires each Applicant to hold and maintain current student status throughout the prospective lease term. The term "student" as used herein is defined as an individual enrolled as a student at an institute of higher education (including, without limitation, a community college, a trade or vocational school, or a college or university, including graduate degree programs). Also, the student must be enrolled in at least one course which requires in classroom instruction as the student may not be enrolled in exclusively online courses. Before a Housing Contract is signed, Applicants are required to verify he or she meets this requirement by providing one (1) of the following forms of documentation: (1) written proof of the Applicant's current registration at an acceptable institution; (2) if an Applicant has not yet begun classes, then he or she must provide an acceptance letter and documentation demonstrating he or she will be an active student during the term for which they are applying; or (3) for international Applicants, a copy of his or her I-20 or J-1 visa that lists the school/university he or she will be attending. This form must be dated as to include the entire span of the lease term for which the Applicant is applying. No other forms of documentation, including student ID's, will be accepted to fulfill this criteria. Applicants who have recently graduated do not qualify, unless the applicant will be attending a graduate school program.

INCOME REQUIREMENT

The Applicant must earn an annual gross income equal to two and a half (2.5) 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 a Guaranty of Resident Obligations. The Guarantor must earn an annual gross income equal to four (4) times the total rent and must have a qualifying credit history meet these income requirements. In the event that no or insufficient credit history is obtained, the Applicant may be required to pay an additional deposit. In the event the applicant submits an executed Housing Contract but does not submit an executed Guaranty of Resident Obligations as and when required by Owner, Owner shall have the right to require the Applicant to comply with all obligations of the Housing Contract.

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.

OCCUPANCY CRITERIA

Our occupancy standard is two persons per bedroom, with each signing individual Housing Contracts, unless otherwise stated. It is the responsibility of the Applicant to notify Owner of any additional occupants at the time the application is made.

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.



VERIFICATION OF APPLICATION

The Applicant represents and warrants any and all information or documents he or she submits to Lorenzo 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 Lorenzo later determines that an Applicant's application or supporting documents are false and/or misleading, Applicant understands that the Lorenzo will be entitled to immediately terminate the Applicant's lease and regain possession of the leased premises.

GHP Management & The Lorenzo adhere to the Fair Housing Law (Title VIII) of the Civil Rights Action of 1968 as amended by the Housing and Community development Action 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.

Signature of Applicant: _____ Date: _____

GHP Management is an Equal Housing Opportunity Community.
If the above qualifications are not met, your Application and/or Housing Contract will be subject to denial.

