

# DWELL

LUXURY APARTMENTS

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## OVIEDO

### DWELL OVIEDO RENTAL QUALIFYING STANDARDS

Dwell at Oviedo LTD and The Klein Company conduct business in accordance with the Fair Housing Act. We provide equal housing and service for all people regardless of race, color, religion, sex, national origin, handicap or familial status, or any other protected class as defined by state and local jurisdiction.

**Identification:** All visitors must present a valid driver's license or government issued photo identification in order to view the community and to sign the Lease Agreement.

**Rental Rates:** Rental rates change daily and are based upon the apartment selected, the move-in date and the length of the lease. Quoted rents will be honored for 48 hours.

**Apartment Availability:** Management cannot guarantee occupancy of any apartment. The actual date of possession is contingent upon completion of the selected apartment or the vacating of the previous resident.

Applications for apartment homes will be accepted on a first come-first serve basis and are subject to the availability of the specific apartment type requested.

An apartment becomes available to lease when Management posts the notice in the software program, which will happen when one of the following occur:

- Delivery from construction;
- A written notice to vacate is received from all lease holders;
- Keys to an apartment are received;
- A vacancy has been validated.

Under certain circumstances, we will permit current residents who are not in default on their lease to withdraw or change their notice of moving. Other circumstances not necessarily under management's control may also delay the date of availability of an apartment. In addition, an apartment may not be considered available because it is about to be placed under contract as an application has been made and a deposit has been placed to hold the apartment. If the applicant's credit is not approved or if the applicant fails to sign a Lease by the specified date, then the apartment would again become available. Whether a particular unit or type of apartment is available can vary significantly within several hours or a day.



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**Qualification Guidelines:** Each person over the age of 18 must fill out an application and is considered to be an applicant. Each applicant must complete the application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Income plus verified credit history and identity confirmation will be entered into a credit scoring system, which determines both rental eligibility and security deposit level. Criminal history will be verified and must meet the standards outlined below in order to be eligible to rent. Each applicant's criminal status will be individually evaluated; leaseholders' income and credit will be combined. Any person residing in the apartment must be listed on the application including persons under the age of 18. Prior Landlord references may also be checked.

Following the completion of their apartment rental application and prior to move-in, each applicant must complete a PetScreening application. See additional information below – **Pet Screening.**

**Credit Worthiness:** A credit report will be secured for all leaseholders to verify account credit ratings. The results will be entered into the credit scoring model, which determines applicant eligibility to rent and security deposit level. Unfavorable accounts which will negatively influence this score include, but are not limited to: collection, charge off, repossession and current delinquency.

**Identity Verification:** We use Resident Verify to perform the screening of our applicants. Resident Verify utilizes Precise ID to confirm your identity. After submitting your application, you will receive an email with instructions about this process, which may be a single-use authentication code sent to your cell phone and/or a series of authentication questions. This process is time-sensitive and will need to be completed within 10 minutes of starting the process. This process must be completed before the application can be approved. If the process has not been started within 48 hours of application submission, the application will be automatically denied.

**Income Verification:** Proof of verifiable recurring sources of income equal to 3 times the monthly market rent (plus all other rental charges such as pet, garage, storage rent, etc.) is required. Verifiable sources of income include, but are not limited to, recurring payroll deposits, distributions from investments, social security, etc. Additional sources of income may be considered. Management may request additional documents.

Gross annual income for all applicants is combined. Documents required to verify income can include the most recent 4 consecutive pay stubs, prior year 1099\* or current W2\* (\*only accepted during first 2 months of calendar year), financial statements documenting distributions, etc.

**Criminal History:** A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months. The application will be denied for any of the following felony convictions that have occurred within the seven (7) years prior to the application date (except as otherwise noted) and/or any misdemeanor convictions that have occurred within the last three (3) years prior to the application date (except as otherwise noted):



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- Any terrorist related conviction/Federal Watch List per Office of Foreign Assets Control (date unrestricted);
- Any illegal drug/controlled substance manufacturing or distribution conviction (date unrestricted); possession or use of drugs;
- Sex Offender Registry (date unrestricted);
- Sex related offenses including Forcible/Non-forcible, Sex Offender, Prostitution, Pornography, Obscene Material, Peeping Tom;
- Violent offenses including Homicide/Murder, Kidnapping, Robbery, Assault and/or Battery;
- Weapons offenses;
- Property offenses including Theft, Embezzlement, Burglary, Breaking and Entering, Larceny, Shoplifting, Vandalism, Destruction of Property, Arson, Vehicle Theft;
- Offenses against animals including Cruelty, Animal Fighting, Dangerous Animals, Animal at Large;
- Fraud offenses including Bribery, Fraud, Deception, Corruption, Forgery, Falsifying Documents, Counterfeiting, Insurance Fraud, Misuse;
- Bad Checks;
- Active status on probation or parole resulting from any of the above felony convictions.

*Reason for not approving an application include, but are not limited to: prior eviction, recent bankruptcy, insufficient income, poor credit, identity not verifiable, criminal record, household size exceeding limits, and falsification of the application information.*

**Pet Screening:** PetScreening.com is utilized to screen household pets, validate reasonable accommodation requests for assistance animals and ensure that every resident understands our pet policies. Prior to move-in, the screening and validation process, via PetScreening.com, is required for every applicant. A link will be sent to you upon completion of your apartment rental application.

- For applicants with pets, upon completion of the PetScreening.com profile, a Fido Score is generated for each pet. The Fido Score determines if the pet is accepted and approved to live in our community.
- There is an annual fee of \$25 per pet. This fee is paid directly to PetScreening.com during the application process.

**Pet Policy:**

- Maximum of 2 (two) pets per apartment;
- PetScreening compliance and FIDO score required prior to move in;
- 80lbs combined is the maximum weight limit allowable per apartment;
- Weight limit on pets is determined by breed/weight at full maturity;
- Breed restrictions (including but not limited to): Chow, Pit Bull, Staffordshire Terrier, American Bulldog, Mastiff, Doberman, Cane Corso, Rottweiler, German Shepherd, Akita, Husky, Dogo Argentino, Wolf Hybrid and “any mix thereof”.



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*We reserve the right to deny any breed we deem necessary.*

- Other animals allowed: Cats, birds (caged indoors) and fish;
- Pets must be approved prior to move in, please contact our office for all necessary documents to obtain approval;
- Pet Fee: Non-refundable \$300 per pet;
- Pet Rent: \$25 per month per pet;
- Pet DNA registration fee for all dogs \$50;
- Pet Screening application is required (via PetScreening.com) with an annual fee of \$25 per pet.

**Vehicles:** No more than one car per lease holder is permitted.

**Renters Insurance and Utilities:** Mandatory Prior to move-in. Must meet all insurance requirements.

**Satellite Dish:** We allow the installation of one satellite dish per apartment in accordance with FCC and local access laws. Not all of our apartments are suitable for satellite reception, and we cannot guarantee that satisfactory transmission will be received. There are limitations on how and where a satellite dish can be installed. An additional security deposit of \$150.00 and a copy of renter's insurance with liability coverage in the amount of \$100,000 is required. Approval is required prior to installation.

**Fees:**

- Application Fee: \$65 per application;
- Holding Fee: \$250 (applied towards first month's rent) is required to reserve or hold your apartment off the market. If approved, the Holding Fee is applied towards the first month's rent. If we are unable to approve the application, the Holding Fee will be refunded in full to applicant(s). If application is cancelled by applicant(s) for any reason, after 72 hours the Holding Fee will not be refunded and will be retained as liquidated damages for withdrawing the apartment from the market;
- Administration Fee: \$150 due at move in.

**Security Deposits:**

- \$500 for fully approved applicants;
- Equal to one full month's rent for conditionally approved applicants.

**100% Smoke Free:** Dwell Oviedo is a 100% Smoke Free Community. This includes apartments, hallways, amenities, parking areas and all other areas within the limits of the community.

**Application will not be considered until the Application has been fully executed, and all applicable Holding fees and Application fees have been paid. I have read and understand the entire resident screening policy of this community.**



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