



Resident Selection Criteria

Brookfield Properties Multifamily, LLC (BPM) and the apartment community are fully committed to fair housing and equal housing opportunity in marketing, rental, and management practices and will not discriminate in the leasing, rental, use, or occupancy of housing or related facilities, on the basis of race, color, national origin, sex or gender, disability, religion, familial status, or any other classes protected by federal, state or local regulations and laws. It is our policy to guard the privacy of applicants and residents and to keep information in a location ensuring confidentiality, pursuant to any applicable federal, state, and local laws.

Pursuant to N.J.S.A. 2A:42-84.3, the Landlord hereby notifies you that the Apartment is exempt from the provisions of any rent control or rent leveling ordinances adopted by, and in effect in the City of Jersey City and that the Apartment will be exempt from any future rent control or rent leveling ordinance adopted by the City of Jersey City for a period of thirty (30) years following the date that the building which the Apartment is situated in received a certificate of occupancy from the Construction Code Official of the City of Jersey City.

Brookfield Properties Multifamily, LLC (BPM) and the apartment community are fully committed to providing a healthy environment for our residents, occupants, and guests, and smoking is not permitted anywhere in the apartments or in the common areas of the Property or grounds. All residents, occupants, and guests are required to follow this policy.

Applicants **may** be approved for residency based on the following criteria. Applicants who are uncooperative in the application process may be denied for residency.

RENTAL APPLICATION and APPLICATION FEE: Each applicant 18 years and older must complete a Rental Application. A \$100 non-refundable application fee per applicant is due at the time the Rental Application is submitted.

APPLICATION DEPOSIT: A \$500 application deposit is required to reserve an apartment. The application deposit is refundable if the application is cancelled within 72 hours of the application or if the application is denied and there were no false statements or misrepresentations on the application. Two separate checks or money orders must be submitted or two separate credit card transactions must be processed at the time of application, one for the application fee(s) and one for the application deposit.

IDENTIFICATION: Each adult applicant must provide acceptable identification which includes a valid driver’s license OR a government issued USA Visa and a Passport OR social security card and one of the following: a state-issued I.D., military I.D., Passport, Birth Certificate, or other authoritative document.

AGE: Applicants must be at least 18 years of age and be a leaseholder.

CREDIT, RESIDENCY AND CRIMINAL SCREENING: All applicants are subject to screening through a third-party applicant screening agency. Approval is primarily based on credit history, probability for payment, rent to income ratio, residency and eviction histories, check-writing histories, and criminal background screens. Any self-disclosed convictions and/or adverse criminal reports obtained from the screening process are reviewed by the Legal/Screening Team for approval or denial. Any adverse credit reports obtained during screening process may result in applicant being required to pay an additional deposit and/or to obtain a guarantor.

OCCUPANCY GUIDELINES: The following number of occupants is permitted in each unit type for market and affordable housing program (AHP) apartments:

<u>Unit Type</u>	<u>AHP Minimum</u>	<u>Market & AHP Maximum</u>
Studio	1 Person	2 Persons
One Bedroom	1 Person	3 Persons
Two Bedrooms	2 Persons	5 Persons

ECONOMIC CRITERIA

Minimum Income

Market Rate Apartment: 3 times monthly rent AHP Rate Apartment: 2.5 times monthly rent Guarantor: 5.0 times monthly rent

If approved with an additional deposit and/or a guarantor, proof of income is required from all lease signers within 72 hours of receipt of the application or prior to move-in, whichever is sooner. Proof of income may include copies of recent paystubs, award letters, bank statements, federal tax returns, employer’s letter, etc. Applicants who have little or no income can satisfy the economic criteria standard by proving that they possess liquid assets (cash or cash equivalents) equal to two years of the rental obligation.

Maximum Income for Affordable Housing Program Applicants: Annual household income must be verified to be at or below the maximum guideline based upon the current area median income (AMI) for the county or metropolitan statistical area published by the Department of Housing and Urban Development (HUD).

PETS: A maximum of two pets are permitted on the premises. The execution of a Pet Addendum, a \$275 non-refundable pet fee per pet and \$50 monthly pet rent per pet are required. Any pet must be licensed in accordance with any applicable state or local laws or regulations. All pets must be spayed or neutered. A statement from a veterinarian must be provided. The pet(s) must have current inoculations and applicant/resident shall submit records of inoculation upon request. Our pet-friendly apartment communities welcome most breeds of dogs; however, it is within Landlord’s sole discretion whether to limit the size and breed of dogs allowed at Landlord’s communities. The following breeds of dogs and dogs that have any of the breed lineages are not permitted as pets: Akita, American Bulldog, Cane Corso, Chow Chow, Doberman Pinscher, Dogo Argentino, German Shepherd, Husky, Malamute, Mastiff, Pit Bull (including but not limited to Staffordshire Bull Terrier and American Staffordshire Terrier), Presa Canario, Rottweiler, and Wolf hybrid. The above list is not exhaustive. Landlord reserves the right to modify this list as it deems necessary. Breed type of a mixed breed dog is at times difficult to identify; therefore, it is within Landlord’s sole discretion as to whether a dog is a member of a restricted breed. At Landlord’s discretion, Resident may be required to have a licensed veterinarian verify their animal’s weight and breed.

RENTERS INSURANCE: Market rate households shall secure insurance to protect against liability, property damage, fire and casualty losses with a combined single limit per occurrence for liability coverage in the amount of \$100,000.00 for personal injury/death and destruction/damage to property. It is recommended that any household included in the apartment community’s affordable housing program secure the same.

ADDITIONAL AFFORDABLE HOUSING PROGRAM (AHP) REQUIREMENTS: Applicants must first meet the resident selection criteria before Program Eligibility can be determined. The certification process includes a personal interview with all adult household members, completion of a Certification Questionnaire, verification of household composition including student status, and verification of income and assets to determine if the household’s anticipated income is at or below the applicable income limit. If Program Eligible, a Tenant Income Certification and an Affordable Housing Program Lease Addendum are completed. Annual recertification may be required. For more information, please refer to the *Application Qualifying Guidelines*.