QUALIFICATION STANDARDS
For Prospective Residents

Fair Housing

AvalonBay complies with the Federal Fair Housing Act. AvalonBay does not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

Applications

- Each person that will occupy the apartment who is 18 years old or older must complete an application and sign the lease.
- Applications are to be completed in full.
- Applications containing untrue, incorrect or misleading information will be declined. Each applicant is evaluated based on a number of factors, including credit, available rental payment history and ratio of rent to income.
- Emancipated minors presenting court appointed documentation are eligible to qualify if they meet the qualifying criteria.
- All quick move-ins and applicants who receive a screening decision of Approved with Conditions must pay all move-in fees and the first month's rent with certified funds (cashier's check or money orders only) directly to the community.
- All applicants that receive an address or SSN alert when screened will be required to provide documentation to clear the alert.
- Harassing conduct by the applicant toward Management staff or during the application process may result in a declined application.
- Conduct at any prior AvalonBay Communities apartment that resulted in compliance or termination notices served on an applicant that may not have resulted in an eviction, or being asked or required to leave any property owned or managed by AvalonBay Communities may result in a declined application.

Credit History

- Credit reports, which may include an investigative consumer report, will be run on each applicant and will be considered in the overall credit worthiness of the application. Unsatisfactory credit history, lack of or limited credit may disqualify an applicant from renting an apartment home at this community or result in Approval with Conditions, such as payment of an increased security deposit or requirement of a Guarantor.
- An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is declined or conditionally approved for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the report. An applicant declined or conditionally approved for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency.

Rent/Mortgage Payment History

- Any legal proceedings/judgments/evictions/skips/late payment history *or any negative reference relating to any prior tenancy, including without limitation instances of disruptive or negligent behavior,* may result in a declined application.
- Outstanding rental balances at an AvalonBay Community will result in a declined application.

Employment History

- Employment must be verifiable.

Income Requirements

- Gross monthly household income must be sufficient to cover the rent and other typical household obligations.
- Income must be verifiable.

Identity Verification

- All applicants must have a valid photo ID to apply and must successfully pass an identity verification process to complete the application.
- Driver's license, age of majority card, passport or military ID are accepted IDs. Other state issued photo IDs may be accepted after review.
- IDs are reviewed and documented only. Expired documents are not considered valid.
- All applicants must have a valid photo ID to obtain keys/fobs for move in.

EQUAL HOUSING OPPORTUNITY

QUALIFICATION STANDARDS
For Prospective Residents

Conviction Information

- The application of any person who has been convicted or plead guilty or "no contest" to a misdemeanor or felony involving sexual misconduct shall be declined.
- Nothing set forth in these Qualification Standards should be construed to be a guaranty by AvalonBay that residents of this community have not been convicted or plead guilty or "no contest" to any misdemeanor or felony involving sexual misconduct.

Guarantors

- Guarantors may be required if an applicant is Approved with Conditions.
- *Guarantors are not permitted for applicants applying for the income restricted program.*
- Guarantors' gross annual income must be sufficient to cover the annual rent to support their current housing payments and that of the applicant(s).
- Guarantor's primary residence must be in the United States, and they must have a valid Social Security Number.
- Guarantors must meet all other qualification standards listed.

Increased Security Deposits

- Increased security deposits may be permitted in lieu of a Guarantor if an applicant is Approved with Conditions.
- Eligibility for the increased security deposit option will be based upon overall credit worthiness of the application.
- The increased security deposit will be equivalent to one (1) month's rent unless otherwise dictated by law. *In no event shall the increased security deposit exceed the first month's rent.*
- An increased deposit may also be required for residents with pets.

Roommates

- Each resident and Guarantor is jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

Income Restricted Programs

- *Applicants for the Income Restricted Program must be qualified based on the governing authority's income classifications. The income ranges are derived from the maximum low/moderate income. Please reference the Income Restricted Program Guidelines to determine eligibility. The Income Restricted Program guidelines supersede these Qualification Standards.*
- *Credit history, which may include an investigative consumer report, may only be run in the event no rental history is available.*
- *If an applicant for the Income Restricted Program is deemed ineligible for the program due to rental history, the applicant would be allowed to present mitigating circumstances. If the unfavorable circumstance is the result of having a disability, applicants may request a reasonable accommodation. To initiate the appeals process,* ***the applicant must send a written Appeal Request to the community within seven (7) business days of the ineligibility determination****. The community will consider the appeal request and any new information or documentation provided and decide on the appeal. The household will be notified in writing by the community regarding the outcome of the appeals determination.*

Occupancy Guidelines

- *Maximum occupancy for homes will be based on State Sanitary Code requirements or local jurisdictional requirements found here: https://www.mass.gov/regulations/105-CMR-41000-minimum-standards-of-fitness-for-human-habitation-state-sanitary-code-chapter-ii*
- An occupant will be considered a resident and must be listed on the lease agreement if they reside at the premises more than 50% of the time.
- Studios have a maximum occupancy of two (2) residents.
- Lofts/dens are not considered bedrooms.
- *Full-time undergraduate students are not eligible to be sole residents/lease holders at this community. Full-time undergraduate students may be listed as authorized residents/lease holders only if another individual who is not a full-time undergraduate student is also named as a resident on the lease and occupies the apartment as their principal residence.*

EQUAL HOUSING OPPORTUNITY