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. *The certified funds must be verified before move-in*.
- 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 *within the past 5 years*. 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.
- *If an applicant has a housing voucher/subsidy, the applicant should provide proof to community prior to initiating the application. If the applicant does not notify the community prior to initiating the application and a credit report is run, the applicant must notify the community in writing. The community will review the documentation provided and take appropriate action.*

Rent/Mortgage Payment History

- Any legal proceedings/judgments/evictions/skips/late payment history 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.

EQUAL HOUSING OPPORTUNITY

QUALIFICATION STANDARDS
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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.

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 *within the past 5 years or which has caused such person to register as a sex offender* 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' 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.
- 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.

Affordable Housing Program/Below Market Rent Programs

- Applicants for the Affordable Housing Program/Below Market Rent Program (if applicable at this community) 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 Affordable Housing Rent/Income Guidelines to determine eligibility. Affordable Housing Program/Below Market Rent Program guidelines supersede these Qualification Standards.

Occupancy Guidelines

- Governed by state, city, and local ordinances. In the absence of any more stringent requirements by the aforementioned agencies, the standard occupancy guidelines will be a maximum of two (2) residents per bedroom plus one. Residents under the age of 18 months will not be considered in the occupancy guidelines.
- 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.

EQUAL HOUSING OPPORTUNITY

Portable Tenant Screening Reports (PTSR)

1) Applicant has the right to provide AvalonBay Communities, Inc. with a PTSR that is not more than 30 days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides AvalonBay Communities, Inc. with a PTSR, AvalonBay Communities, Inc. is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for AvalonBay Communities, Inc. to access or use the PTSR.

If Applicant provides AvalonBay Communities, Inc. with a PTSR: a) the PTSR must be available to AvalonBay Communities, Inc.by a consumer reporting agency/third-party website that regularly engages in the business of providing consumer reports; 2) the PTSR must comply with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency; and c) Applicant certifies that there has not been a material change in the information in the PTSR, including the Applicant's name, address, bankruptcy status, criminal history, or eviction history, since the PTSR was generated.

EQUAL HOUSING OPPORTUNITY