

STATEMENT OF RENTAL POLICY NEBRASKA

Effective October 28th, 2016

It is our sincere intent to offer our residents the best possible community living environment. Robert Hancock & Co. does not discriminate against any person(s) on the basis of race, color, religion, sex, sexual orientation, national origin, family status, or disability. If you should have any questions regarding the qualifying criteria, please do not hesitate to ask the Property Manager.

The rental criteria listed below explains our company policy with regard to standards that must be met in order to reside in one of our communities.

ALL applicants MUST have a Social Security number.

Income Requirements: Applicant may be declined if income verification is not sufficient to support necessary income requirements. All applicants combined must show evidence of gross monthly income equal to or greater than three (3) times the monthly rent. Verifiable income may include, but is not limited to the following:

- Current employment wages (If self-employed, prior year's tax forms must be provided)
- Six (6) months consecutive employment
- Future employment wages with proper and verifiable documentation from future employer
- Interest payments received from savings accounts, money markets, C.D.'s, trust fund documents, etc.
- Social Security benefits or documented child support
- Twelve (12) months of rent coverage from checking, savings, investments or trust fund(s)
- Financial aid information such as student loans, scholarships, grants, etc. Full-time students may also provide verifiable documentation of parental contribution

Rental History: Applicant may be declined for any one or more of the following:

- Absence of six (6) months consecutive rental history in which conduct in terms of payment history, lease agreement conditions (i.e. peaceful enjoyment of premises, damage or destruction of premises, fulfilled term, etc.) is deemed satisfactory.
- Eviction from any previous landlord
- Any history of a lease break without landlord consent
- Any instance where previous landlord has filed for a detainer warrant or judgment for monies owed
- Any habitual late payments of rent
- Any material non-compliance of former rental agreement as indicated by previous landlord
- Any landlord reference wherein previous or present management indicates that the applicant was destructive to the apartment or surrounding public areas. This includes destruction by any household member, guest or invitee of the applicant
- If the applicant was not on the lease at the address of the reference provided; in order for a reference to be valid, the applicant must have been a party to the lease

Credit Report: Applicant may be declined for any one or more of the following:

- Any credit obligation 30 days or more in delinquency or persistent late payments on any credit obligation.
- Real estate foreclosure
- Personal pending bankruptcy
- Repossession of property
- Any suit pending or not remedied or any unsatisfied judgment
- Absence of credit

Criminal Background: Please see attached Criminal Background Screening Policy

- Applicant may be declined for conviction of a crime or criminal history, regardless of the criminal classification that would adversely affect the health, safety or welfare of themselves, other residents or the viability of the community

Applicant agrees that the lease shall be terminated in the event the applicant or other occupant, after moving onto the property, is involved in an offense involving possession, manufacturing, or sale of an illegal substance, delivery of a controlled substance, actual or potential physical harm to a person, or a felony sexual offense of any nature.

Binding Contractual Agreement:

- It is the policy of Robert Hancock & Co. that all occupants of the apartment, with the exception of dependent(s) of the leaseholder(s) MUST be listed as a lessee, and must be at least 19 years of age. All lessees must undergo the application process, remit applicable fees, and be approved by management prior to residing in the apartment.
- Only occupants that are direct dependents (children under 19 years of age) of the leaseholder(s) are allowed to be listed as occupants and not expressly named as a lessee, but as an occupant.
- Co-signers are not accepted.

Occupancy Limits: Two (2) persons per bedroom -and-

In accordance with zoning laws not more than 3 unrelated adults

Acknowledgement:

- The application fee is non-refundable
- Falsification of any information will result in a decline of application
- **Please note that the rental criteria are current guidelines. There may be occupants residing at the community prior to current criteria going into effect. Our ability to verify whether these requirements have been met is limited to the information available at the time the application is processed as verified by the various tenant screening, credit bureau, and criminal background agencies employed.**

Signature

Date

