



SCREENING CRITERIA AND DISCLOSURE

*All applicants will be charged a **\$50.00** application fee per adult (18 or older)

***THE APPLICATION FEE OF \$50.00 PER ADULT IS NON-REFUNDABLE**

*Each adult over 18 is required to complete a separate application form. It would be in your best interest to confirm that your rental requirements are not outside of our tenant criteria with multiple adult roommates, eviction history, foreclosures, bankruptcies, job loss, minimal income, low credit scores (below 500), unusual pets, large pets, multiple pets, multiple families, or anything that would cause your application to be rejected.

Wanting to offer less than list price for the home will cause your application to be delayed or rejected

We do not prescreen Applications. Applicants are required to pre-screen themselves with the following criteria and will need to meet the requirements below. We encourage you to apply if you meet the below criteria:

WHEN THE ONLINE APPLICATION IS COMPLETED, WE WILL PROCESS YOUR APPLICATION – CHARGING THE **\$50 APPLICATION FEE.**

This application, background information, credit scores, rental history, criminal history, and employment verification will be viewed by Parks Properties Employees, and possibly the Property Owner.

*****Multiple Applications May Be Reviewed in Choosing an Applicant*****

Lease Criteria in Applying for a Home: Before you apply for a home, read the following information concerning the approval process. If you have any questions, contact our office during normal business hours Monday to Friday 9 AM to 4 PM Pacifica Standard Time

Application Process & Screening Criteria: Parks Properties is committed to equal housing and we fully comply with the Federal Fair Housing Act (FFHA). We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, or age. We also comply with all state and local fair housing laws. We offer application forms to everyone who requests one. Each occupant over the age of 18 must complete an application and pay the **\$50.00** application fee. Approval is based on SEVEN factors:



- Credit History
- Criminal Background Check
- Employment Verification & History
- Terrorist Database Search
- Income Verification
- Animal Criteria
- Rental Verification & History

Identification: Each applicant is required to provide a copy of a legible Government-issued photo identification card. A photo of your identification card can be uploaded during the application process online.

Income Verification: Income should be at least three (3) times the monthly rent and verifiable from an unbiased source: employer through pay stubs, tax returns, and/or bank statements. Self-employed income may also be verified with a CPA-prepared financial statement or tax returns. Your employment history should reflect at least 6 months with your current employer. Transfers or relocations must have correspondence showing an accepted job offer. Any verification fees required by the employer must be paid by the applicant. Applicants who do not meet the above employment or income requirement must submit Savings Account statements showing a minimum average balance equal to 8 months of rental payments, for the last 6 months. You will also need to provide the most recent 2 years W2s to show income is consistent.

Employment: We require verifiable employment history for at least the past three (3) years. You must be a permanent employee (not temporary or probationary). If you are self-employed, retired, or not employed, we can accept such documents as, signed tax returns (2 years minimum), bank statements, etc. that provide proof of applicant's ability to pay the rent. If military, we need a current copy of your LES. If you are active-duty military, you must be on an assignment that, to the best of your knowledge, will allow you to complete an initial 12-month lease.

Residence History: We require verifiable residence history for at least three (3) years whether you currently own or rent. Applicants are responsible for providing information including the names, addresses and phone numbers, of Landlords with the dates of tenancy for the previous 3-5 years. Rental history must be verified from unbiased sources. Home ownership will be verified from a current credit report. We can accept base housing as rental history. Any evictions within the previous 5 years will be automatic grounds for denial. Broken leases will be considered on a case-by-case basis and an additional security deposit may be required.

Credit History: We will obtain a copy of your tenant credit score from TransUnion. You cannot provide this to us, we will obtain this ourselves. Credit history should show that the resident has paid bills on time and does not have a history of debt "write-offs" or accounts that have gone into collection. Money owed to a previous landlord or utility company is cause for denial.



Errors & Omissions: Every effort has been made to provide applicants with reliable and accurate information regarding the home you are applying for - however, changes can and do take place to cause inaccurate information to be accidentally presented. We encourage all tenants to verify schools, allowable animals, expected features, or any HOA concerns prior to signing a lease agreement. Any information posted in the MLS advertisement or other online media does NOT constitute a written agreement or guarantee of the facts stated.

Criminal, Sex Offense, and Terrorist Database Check: We will check these databases for all occupants over 18. We do not rent to any person required to register as a sex offender. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving the possession/distribution of weapons or illegal substances are all grounds for denial of an application. An exception may be made for type and or age of the offense, please provide details to the Leasing Team.

Preferred Resident Program for Well Qualified Applicants

Parks Properties has designed a program to give approved applicants an opportunity to ease the burden of up-front expenses when leasing one of our homes. The standard security deposit is one month's rent. In this program, an approved applicant has the **OPTION** to apply for approval during the lease application process allowing them to not have to pay the standard security deposit mentioned above. A request from MyObligo.com will be sent to the applicant once they pass the Parks Properties' screening criteria. During that next process, the applicant will apply thru MyObligo.com using their Credit Card and Checking Account as the means to cover any damages incurred at the end of the lease agreement. An approved applicant will incur a charge by our Billing Authorization Technology vendor – MyObligo.com. The charge collected by MyObligo.com will vary upon the monthly lease amount of the home to opt out of the standard security deposit. This is an **OPTIONAL** program only offered on a case by case basis with the Landlord or Parks Properties maintaining full authority to rescind this offer at any time, for any home

This program is only offered to well qualified applicants with the following criteria:

- 1) Combined TransUnion Tenant score of 615+.
- 2) Must be approved through the Parks Properties Third Party Affiliate MyObligo.com (Separate Application).
- 3) At Lease Signing, pay a one-time Preferred Tenant Program Admin Fee of \$49.00.

For any damage to the home (above fair wear and tear) after Parks Properties conducts a final inspection, an itemized final bill will be presented to the outgoing resident for payment through MyObligo.com in accordance with the lease agreement. All conditions of the lease apply for Security Deposit.



Contingent Approval - Risk Mitigation Fee - Tenant Score Based

Parks Properties can offer applicants with lower than a 615 TransUnion Tenant Score with an opportunity to rent from us by offsetting the monetary risk for the owner, and the management company. Applications may still be approved with less than a 615 TransUnion Tenant score. Combined Tenant Scores of 615 or higher are usually approved with normal rents, as advertised admin fees, and the advertised security deposit.

Applicants with Less Than a combined 615 TransUnion Tenant Score May be Subject to a Risk Mitigation Fee, or other proposed terms, as outlined below:

Combined TransUnion Tenant score of 614 to 594 will require an additional risk mitigation fee of \$250.00.

TransUnion Reference: **Low Accept**

Combined TransUnion Tenant score of 593 to 550 will require an additional risk mitigation fee of \$750.00.

TransUnion Reference: **Conditional**

Combined TransUnion Tenant score of 549 and below will require an additional risk mitigation fee equal to \$1,250.00 - AND - are subject to review and approval by upper management.

TransUnion Reference: **Refer**

Denied Lease Approvals: Any combined TransUnion Tenant Score under 500 are declined.

Calculating for the Combined TransUnion Tenant Score of Multiple Applicants: Add the two TransUnion Tenant Scores together for both (or more) applicants and divide by the number of applicants in the home to arrive at the determining number for the approval process.

Example: 1) Applicant ONE has a TU Score of 600

2) Applicant TWO has a TU Score of 550

Gross Score = 1,150. Divide by Two = $(1,150/2) = 575$ Combined TU Score = \$750.00 Risk Mitigation Fee

Offering an approval based upon a total TransUnion Tenant score below a 615 comes with inherent risk to the landlord and property manager. As the apartment industry has done, an approval can be offered even to tenants with less than perfect credit as long as they can pay an additional fee associated with their tenant and credit scores to offset the risk involved for all parties.

This program is offered on a Case by Case basis only — weighing heavily on other factors outside of credit score to include income and rental history compiled by TransUnion. Parks Properties maintains the right to retract this offer for any applicant based on other criteria associated with the application process.



INFORMATION ON ANIMALS

Rental Criteria for Animals: Animal policies vary from one homeowner to another. Some owners do not permit animals (other than approved service animals) on the property, while others restrict type and/or size of allowable animals. No more than two animals per household are permitted without specific owner approval. On a case by case basis, Parks Properties will allow for Restricted Breed dogs that are all are any portion of mixed with the following breeds:

AKITA	ROTTWEILER	DOBERMAN
AMERICAN BULLDOG	BULL TERRIER	GERMAN SHEPHERD
GREAT DANE	BULLMASTIFF	HUSKY OR SIBERIAN HUSKY
CHOW	PRESA CANARIO	PITBULL
STAFFORDSHIRE TERRIER	WOLF TYPE DOG	COMBINATION OF ANY

Each approved animal in this list will incur an additional monthly/one-time fee of \$25.00 per animal. The tenant may be evicted for misrepresenting any of the above types of dog, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise unauthorized animal. Our animal policies are strictly enforced and can be grounds for eviction.

Service Animals: Any requests to allow for certified service animals must be accompanied by current documentation and will be reviewed by Parks Properties' council for accuracy.

We require with your application, a picture of each animal that will be on the property. The approval process and final determination of breed will be the responsibility of Parks Properties. These determinations are final.

Email a Picture of the Requested Pet/Animal to Leasing@ParksPropertyManagement.com

—We may require you to bring the animal(s) to our office in person for final approval—

Standard Pet Fees and Deposits (non-breed specific from the list above):

Lease Signing:	\$25.00 Pet Administration Fee Per Approved Pet.
Monthly:	\$25.00 Pet Administration Fee Paid Monthly Per Approved Pet.
Deposit Increase:	\$500 Per Approved Pet.



Restricted Breed List Approved Animals:

Lease Signing:	\$25.00 Animal Administration Fee + \$25.00 Restricted Breed Fee
Monthly:	\$25.00 Animal Administration Fee + \$25.00 Restricted Breed Fee
Deposit Increase:	\$500 Per Approved Animal.

Dog Liability Insurance: All approved restricted breed dogs must comply with the following:

1. Purchase Dog Liability Insurance with a minimum coverage of \$100,000 per incident.
2. Name Parks Properties dba Paragon Group Mortgage, Inc. as “ADDITIONALLY INSURED” on the policy and provide proof

Recommendations: Conduct a Google Search for “Dog Liability Insurance” online and seek several quotes from insurance providers licensed in California for your pet.

This must be completed and presented to your property manager prior to moving in.

RESIDENT BENEFITS PACKAGE - \$24.95 PER MONTH

Included with **ALL** lease agreements under Parks Properties is the Resident Benefits Package. Residents will be named as Additionally Insured under the Parks Properties Master Insurance Policy. Residents would be responsible for any charged deductibles of \$500 per incident for claims. These features are included for \$24.95 per month.

- 1. \$100,000 Tenant Liability Insurance Coverage Provided Under the Parks Properties Master Policy.**
Benefit: Tenants are covered under the Parks Properties master policy for \$100,000 in liability.
- 2. \$30,000 Renter’s Content Coverage Provided Under the Parks Properties Master Policy.**
Benefit: Tenants are covered under the Parks Properties master policy for \$30,000 in renter’s content coverage.
- 3. \$10,000 Renter’s Bodily Injury Coverage Provided Under the Parks Properties Master Policy.**
Benefit: Tenants are covered under the Parks Properties master policy for \$10,000 in bodily injury.
 - a. In the event of a claim:** Tenants are instructed to contact Parks Properties for claim submission.
 - b. Deductible:** Parks Properties carries a \$500 deductible which will be applied to any claims.
- 4. Medical Payment \$3,000**
- 5. Additional Living Expenses of \$3,000**
- 6. Utility Assistance**
Benefit: free service to help you initiate your utilities. A representative will contact you to discuss your options. Electric, Gas, Water, Cable and Internet.



7. No Additional Charges for All Rental Payment Options to Include In-Person, ACH, or Check.

Benefit: Residents simply pay their rent (pet administration fees if applicable) plus the \$24.95 per month for an all-inclusive payment.

8. Included Resident Portal for Maintenance, Payment Options, and Electronic Statements.

Benefit: Residents have free access to our Resident Portal to submit maintenance requests, pay online using all included payment options to include the automatic ACH option, and have access to electronic statements.

9. Free Credit Reporting for All Rental Payments made during this Lease to TransUnion.

Benefit: Residents receive the benefit of positive credit reporting for all on-time rental payments to TransUnion.

10. 24/7 Maintenance Hotline with Live Phone Support. (Coming available by Jan. 2020)

Benefit: Residents can reach a live person after hours for emergency maintenance concerns.

11. One Time Returned Payment Fee Forgiveness. (\$85.00)

Benefit: Parks Properties will grant a one-time waiver of a returned ACH or Check payment fee.

Frequently Asked Questions:

Can I opt out of this Resident Benefits Package? No. Parks Properties is providing the Resident Benefits Package to all tenants. The included insurance coverage is under Parks Properties as a Master Policy and applied to each home under management. Residents receive the benefits of the coverage without applications, credit checks, or billing.

What if I have my own Renters Insurance coverage? The Resident Benefits Package will apply to all homes and Residents under the Parks Properties Master Policy. You may always carry any additional insurance coverage of your choosing.

NOTICE TO ALL APPLICANTS:

NO SMOKING is permitted inside the home or garage.

Disabled Accessibility: Any concerns should be submitted in writing to the property manager. We must obtain Owner approval to allow modification of the premises. All modifications are at the expense of the disabled person, and the disabled person must agree to restore the premises, at their own expense to the pre-modified condition (provided the modification would affect the use and enjoyment of the premises for future residents). We require written proposals detailing the extent of the work to be done, approval from the landlord before modifications are made, appropriate building permits with required licenses made available for the landlord's inspection, and a restoration deposit may be required per Fair Housing guidelines.



SCHOOL BOUNDARIES: School Enrollment concerns should be investigated prior to submitting your application. Applicants must verify their own school information with the school district. Because of the expansive growth in this region, school enrollments get capped and designation boundaries may change. We highly recommend you contact the local school district should any of the school boundaries be a concern for the home you would like to rent.

*****IT IS THE DUTY OF THE APPLICANT TO VERIFY SCHOOL BOUNDARIES*****

SEX OFFENDERS: Applicants should satisfy their concerns regarding crime statistics or the presence of any sex offenders in the area, before submitting an application. This information is available free of charge on the internet at the below sites. *****WE DO NOT RENT HOMES TO REGISTERED SEX OFFENDERS*****

Sex Offenders California Megan's Law <https://www.meganslaw.ca.gov>

Crime Stats <http://www.neighborhoodscout.com>

REASONS FOR DENIAL OF APPLICATIONS:

- If you failed to give proper notice when vacating a property.
- If the previous landlord(s) would be unwilling to rent to you again for reasons pertaining to your behavior or that of any family member, guest (welcome or not), or any animal on the property during your tenancy.
- If you have had three or more late payments of rent within the last 12 months.
- If you have an unpaid collection filed against you by a Property Management Company.
- If an unlawful detainer action or eviction has occurred within the past five (5) years.
- If you have recently received a 3-day notice to vacate.
- If you have less than a 615 combined TransUnion applicant credit score and refuse to abide by the additional Risk Mitigation fee as outlined above.
- If you have had two (2) or more NSF checks within the last 12 months.
- If you have allowed any person(s), not on the lease, to reside on the premises.
- If we are unable to verify your information, we must deny the application.
- No Businesses operated from the property. If you have a home-based Business that you think we might approve please let the Property Manager know.
- If you violate any of our terms of service during this application process.
- Applicant requests re-wording or removing any paragraphs in the Parks Properties Lease Agreement.



APPLICATION APPROVAL: All approved applicants will receive further instructions via email.

Lease Agreement with Security Deposit:

At approval, the advertised security deposit amount will be required within 48 hours in certified funds.

Lease Agreement with **NO Security Deposit Option:**

At approval, the Amount Due to Reserve Property equal to One Month of Advertised Rent plus applicable fees will be required within 48 hours in certified funds. This payment will be credited towards rent and charges upon move in.

START OF LEASE:

Vacant Homes — Parks Properties has a policy that all leases on vacant homes must begin within 14 days of application approval. We are unable to hold the home rent free without a lease agreement longer than that time.

Occupied Homes — Parks Properties will typically advertise a first available date with all of the homes we manage. In some cases, those dates will need to change due to circumstances beyond our control. We ask the approved incoming tenant to be flexible in some cases. We understand the burden this can create and strive to advertise a solid date so incoming tenants can plan accordingly.

Leases starting within 5 days of the end of the month — We will require the next full month's rental amount with the pro-rate.

What Our Tenants Want You to Know:

1. Parks Properties conducts periodic bi-annual maintenance of the home you will live in. We take pictures of the interior and exterior of the home during that maintenance. This information is kept on record and shared with the owner. **If this standard bi-annual maintenance procedure is going to cause you a problem - we recommend you stop now and do not apply for one of our homes.**
2. During the last 30 days of your lease agreement - a sign and lockbox may be placed on the home and you may be required to show the home to prospective new tenants. You may opt out of this arrangement, but it will cost an additional fee of one month's rent to do so.
3. Parks Properties is a ZERO TOLERANCE company regarding rent collection. Rent is due on the 1st of each month, late the 5th of each month. Late fees begin at 5 pm PST on the 5th of the month. If rent has not been



paid by that point, late fees will be applied with no exceptions.

4. **Site Unseen Application and Approval.** It is possible to apply for the home, be approved, and sign a lease agreement without ever seeing one of our homes in person. In such a scenario, we require an incoming
5. approved tenant to sign a Site Unseen Addendum to the Lease Agreement. In that form, we ask you to name a “Trusted Advisor” outside of Parks Properties who has offered you their opinion of the condition of the home.
6. **Lease Preparation Fee: \$99** — There is a lease preparation fee of \$99 per lease agreement to prepare, forward, and offer the convenience of electronic signatures & online payments of your move-in charges.

Upon completion of your Application, you will be notified in writing of your Approval / Denial / or Offer of Other Terms within 2-3 Business Days.