

Statement of Rental Policy

Equal Housing Opportunity: Bayshore Grove Management is an equal housing opportunity provider. This community does not discriminate on the basis of race, color, religion, sex, disability, familial status or national origin.

Touring of the community: All prospective residents and applicants must present a valid driver's license or other State or Federal issued photo identification in order to tour the community.

Availability: Applicants for apartment homes will be accepted on a first come-first serve basis and subject to the availability of the apartment type requested.

Check Writing Policy: All fees prior to move in must be paid by certified funds. After the first month's rent has been paid we will accept personal check, cashier's check or money order for payment.

Rental Applicants: Each occupant of legal age (18 years or older) must complete a rental application. Any omissions or falsifications may result in rejection or termination of application or lease. A driver's license or other legal photo I.D. will be required for identification.

Qualification Standards:

- **Credit Report** – Bankruptcy history is acceptable if discharged and positive credit is reflected for the most recent 12 months. Unpaid debt to any landlord will result in rejection. An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. If an applicant is rejected due to poor credit history, the applicant can obtain information from Applicant Processing Service (APS). An applicant rejected due to unsatisfactory credit is encouraged to contact APS.
- **Income/Employment** – Monthly rent is taken into consideration during the application approval process. All applicants will be asked to provide a copy of their most recent pay stub, as proof of current employment and income. In the event an applicant is self-employed, written verification of income for the past 12 months must be provided. Gross Monthly Income must exceed three times the monthly rental rate.
- **Residence** – Positive rental/mortgage history is required. No evictions will be accepted. Addresses on the application must exactly match addresses indicated on the credit report.
- **Criminal** - No applicant or occupant may have received a Felony relating to the illegal manufacture or distribution of a controlled substance within the last 7 years. No applicant or occupant may have received a Felony resulting in bodily harm or intentional damage or destruction of property within the last 7 years. No applicant or occupant may have had any sexual related offences without regard to any time period.
- **Co-signers** – Co-signers are permitted. In the event a co-signer is permitted, they must complete an application and meet all qualifying criteria. A co-signer will be responsible for the lease if the occupying resident defaults.

Application Fee: A **non-refundable** application fee will be paid by each applicant for verification of information.

Administrative Fee: A **non-refundable** administrative fee will be paid towards processing and the reservation of an apartment.

Security Deposit: If a Security Deposit is paid with application and in the event an applicant cancels within 72 hours of the date of deposit or if the applicant is denied, the security deposit will be refunded. If a cancellation occurs after the initial 72 hours, the security deposit will be forfeited. (Application & Administrative Fees are **NON-REFUNDABLE**).

Utilities: Resident is responsible for all utilities including: Electric, Water/Sewer, Telephone, Internet and Cable services. All payments for water, sewer, and valet trash are paid monthly with rent to Oasis of Mandarin. All other utilities are to be made directly to the utility provider.

Renter's Insurance: Resident is responsible to maintain a renter's insurance policy of at least \$100,000 Personal Liability. (The required amount can change at any time based on management's discretion).

Rental Payment: The monthly rent is due on or before the first of each month. Applicable late fees will apply after due date. All returned checks will be assessed a \$50 service charge plus applicable late charges and must be replaced with a cashier's check or money order within 72 hours of notification and follow up with the next 6 months of consecutive rental payments made in the form of cashier's check and/or money order (personal checks will not be accepted moving forward).

Occupancy Restrictions: No more than two occupants per bedroom, plus one additional occupant for any loft, will be allowed to reside in any apartment home. In a one bedroom unit, two occupants are allowed. A total of four occupants are allowed to reside in a two bedroom unit, plus one additional occupant in a loft and up to six occupants are allowed in a three bedroom unit.

Parking: Parking is permitted on a first come, first service basis. Any vehicles parked in either the reserved HANDICAP parking spaces without a valid HANDICAP license/permit or in front of a GARAGE will be towed without notice at the expense of the vehicle owner. Only one vehicle per licensed resident is permitted. If a garage is added to the lease term it must house a vehicle. Parking behind a garage is not permitted if you do not rent it and the vehicle is subject to towing at owner's expense.

Pets: Pets are prohibited without the written consent and in person meeting of the pet by management. All pets must be viewed in person by the Property Manager prior to any approval. A letter from a veterinarian listing the exact breed of the pet must be obtained prior to any pet approval. Additionally, the pet owner will be required to show a current health certificate for their pet(s) showing proof of current vaccinations-IE: Rabies, distemper/parvo, etc. These vaccines must be kept current throughout the term of the lease. A pet with any percentage of lineage from our restricted breeds list may be deemed "non-approved". A non-refundable pet FEE is required. Certain breeds are restricted. *Fees are subject to change.

If approved, the following restrictions apply:

- Pet addendum must be signed by all leaseholders
- Maximum of two pets per apartment home (NO VISITING PETS). A pet FEE will be charged for any unauthorized pet on community property for any length of time. Pet FEE will be due immediately upon receipt of notification – NO EXCEPTIONS.
- Pet shall not exceed 60 pounds at full maturity
- No exotic pets allowed
- Photo of pet must be on file
- Pet FEE does NOT cover damages caused by pet
- Florida leash law is enforced
- Pets cannot be left UNATTENDED outside of the apartment, including on the resident's patio and or balcony.
- Pet waste must be removed by pet walker immediately and disposed of in the proper receptacle or a fine will be added to the resident's ledger.

Grilling Policy: No propane grills are allowed on property at any time. Only electric grills are permitted. Charcoal grills may be used at least 12 feet from the building and must be supervised at all times. All grills must be stored in outside storage (not on patio/balcony after use). Resident will be responsible for any fire hazard fines given by the Fire Department if these rules are not followed.

Notice to Vacate: As per your lease contract, in order to vacate your apartment home, a sixty (60) day written notice to vacate is required. Verbal notifications WILL NOT be accepted in any event.