

RENTAL APPLICATION AND POLICIES ADDENDUM OF BEACON PROPERTY MANAGEMENT, LLC

Community: _____ Bldg. & Apt/TH # _____ Applicant: _____ Date: _____

Equal Housing Opportunity. Beacon Property Management, LLC is an equal housing opportunity provider and supports and follows the state and federal fair housing laws. Beacon Property Management, LLC does not discriminate on the basis of race, creed, color, ancestry, national origin, religion, sex, marital status, familial status (having children under age 18), status with respect to receipt of public assistance, disability, or affectional preference.

Application Requirements. Each adult applicant must produce a government issued photo identification and fill out a rental application. There is a non-refundable application fee per adult applicant for processing the application. Applicants are encouraged to read these policies to determine if they will qualify for occupancy before paying the non-refundable application fee.

Information on the application must be complete and verifiable. If application information cannot be verified, this is a basis for rejection. Submission of a false, misleading, or incomplete application is a basis for rejection or termination of a lease approved based on a false or misleading application.

Minimum Income. Total household **income should be at least three times the monthly rent.** For example: To rent a \$1000 per month apartment, household income should be \$3000 per month.

Housing History. Each applicant should have **one year of verifiable housing history** with good rental or ownership references. Good rental or ownership references are references from a prior landlord, management company, or lender not from relatives, family members, or roommates. Also any previous housing history at any property managed by Beacon Property Management, LLC will be considered.

Good references mean a history of prompt payment, proper notice given, satisfactory housekeeping standards, lease compliance, whether a previous landlord or lender would rent or lend to you again, and no other problems at a former home (see exceptions for first time renters).

Occupancy Limits. Occupancy limits at Beacon Property Management, LLC are generally up to two persons per bedroom plus one additional occupant.

Application Process. In taking an application and showing an apartment, we are each contemplating an ongoing business relationship. We are dedicated to treating you with professionalism and respect. In turn, we request a businesslike and courteous attitude. If any comments or behaviors during the application process lead us to conclude that this will not be a positive business relationship, this is grounds for rejection of an application.

Credit History. A credit history will be required for each adult applicant. Occupancy may be denied where any applicant has poor history of paying debts in a timely manner.

Criminal History. Beacon Property Management, LLC., reserves the right to reject an applicant who has a criminal history including but not limited to crimes against person, property or drugs.

Exceptions. Exceptions are not made in our occupancy limits. Exceptions may be considered for applicants who do not have a housing history because they are first time renters or applicants that are acceptable but for household income and credit reasons. An exception will usually require the applicant to supplement the application with additional documentation and to provide greater financial security to management, such as advance payment of the first and last month's rent.

The non-refundable application fee charged by Beacon Property Management, LLC, is applied to the costs of our resident screening and the use of a residential screening service. We will not take an application and an application fee unless we have an apartment available, or reasonably believe that an apartment will be available in the future.

AUTHORIZATION: I authorize Screening Reports, Inc. (SRI) at 220 Gerry Drive, Wood Dale, IL 60191, phone number 866-389-4042 to do a complete investigation of all information provided on the Rental Application. I have personally filled in/or reviewed all information listed on this Application. A complete investigation may include any or all of the following: Credit Report, Criminal Record, Rental History References, and Personal Interviews with references. I acknowledge that SRI provides reports to apartments and does not participate in the approval or denial process. My signature below authorizes all entities listed on the Rental Application to release rental, job history (including salary) and criminal record information.

ARBITRATION AGREEMENT ("Agreement"): I agree to arbitrate all disputes and claims arising out of or relating to actions taken by SRI or its agents and assigns in acquiring and reporting information relating to my application. Before I seek arbitration, I will first provide written Notice of Claim or Dispute ("Notice") to SRI, 220 Gerry Dr, Wood Dale, IL 60191 ("Notice Address"). The Notice must: (a) describe the nature and basis of my claim or dispute; and (b) include all supporting documentation to substantiate the basis for my claim or dispute. If I do not reach an agreement with SRI to resolve the claim or dispute within 30 days after the Notice is received, I may commence an arbitration proceeding.

To the fullest extent permitted by applicable law, no arbitration under this Agreement shall be joined to an arbitration involving any other party subject to this Agreement, whether through class arbitration proceedings or otherwise. I may bring claims against SRI in my individual capacity only and not as a plaintiff or class member in any purported class or representative proceeding.

The arbitration shall be governed by the Commercial Dispute Resolution Procedures and the Supplementary Procedures for Consumer Related Disputes of the American Arbitration Association ("AAA"), as modified by this Agreement, and shall be administered by the AAA. The AAA rules are available at www.adr.org or by writing to the Notice Address.

Signature: _____

Date: _____

