QUALIFICATION STANDARDS
For Prospective Residents
Northern California

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 applicant that is 18 years of age or older must complete an application, be qualified by AvalonBay in accordance with these qualification standards and sign the lease agreement. Applications are to be completed in full. Applications containing untrue, incorrect or misleading information will be declined. Each application is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score, we may choose to accept or decline an applicant, or seek additional requirements for approving the lease. These additional requirements include an increased deposit or a Guarantor.

NOTES: The following MUST accompany ALL applications:

- All applicants must have two government issued qualifying documents to apply for an apartment home.
  1. One document should be a photo ID such as a driver's license, age of majority card, Passport or Military ID. Other state issued photo IDs may be accepted after review. IDs are reviewed and documented only.
  2. If an applicant does not have a Social Security Number (SSN) or Individual Tax Identification Number (ITIN) the second document provided should be a Visa, Green Card, and I-94, NEXUS, SENTRI or Global Entry Card. Other qualifying documents may be accepted after review.
- Expired documents are not considered valid.
- All applicants in the United States on a Visa must list the Visa number and expiration date on the Application for Residency.
- Emancipated minors presenting court appointed documentation are eligible to qualify as long as they meet the Noted criteria.
- All quick move-ins (48 hours or less) 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.

Credit History
All applicants are screened through Corelogic, a predictive, statistically validated, outcomes based, scoring model. The model uses consumer information (Experian Credit History), consumer subprime credit reports, landlord-tenant collections and landlord-tenant records to score each applicant. Personal financial performance including but not limited to the age of accounts, the number of accounts, timeliness of payments, debt load, and credit strength is taken into account.

If the consumer information includes a bankruptcy it will be calculated into the score. Bankruptcies may negatively impact the score depending on how long ago the bankruptcy occurred, the amount and consumer behavior since the bankruptcy, but applicants with a bankruptcy are not auto-declined. Medical trade lines have no negative impact on the score.

Scoring Model Ranges
Accepted: Greater than 430
Accepted with conditions: 350 to 430
Declined: Less than 350

Rent/Mortgage Payment History

- Applicants with a Landlord Tenant Collection over $1,000 within the past 3 years will be declined. Older collections that are less than $1,000 are included in the score.
- Applicants with a Landlord Tenant Court Record within the past 2 years will be declined. Older records are included in the score.
- Ellis Act applicants will not be declined as a result of a no fault eviction and owner move in.
- Outstanding rental balances at an AvalonBay Community will result in a declined application

Income Requirements

Gross monthly household income must be sufficient to cover the rent and other typical household obligations.

Guarantors/Increased Security Deposits

- Guarantors may be permitted if an applicant is Declined or Conditionally Accepted.
- Guarantors' gross annual income or savings must be sufficient to cover the annual rental rate in order 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 may be permitted if an applicant is Conditionally Accepted.
- The increased security deposit will be equivalent to one (1) month's rent unless otherwise dictated by law.

Note: An increased deposit may also be charged if a resident has a pet

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.

- Lofts are not considered bedrooms.