

**Summary of Rental Standards**  
**Broadstone Vesta**  
**Revision Date: 07/27/09**

Initial Lease Term:	6-14 month leases. Three to five month leases will have a \$200 premium on market rent. *Prices and lease terms are subject to availability.
Security Deposit:	A Sure Deposit program has been put in place, allowing applicants the option to pay a non-refundable Bond Premium of \$87.50 in replace of a \$500.00 refundable deposit. Applicant's deposit can vary depending on income, employment and credit rating, which is based on On-Site Standards for ratings and deposits. Security deposits are held for 24 hours before banking. Sure Deposit Premium and Security Deposits are due at move in.
Administrative Fee:	\$150 fee due at time of application and is non-refundable after 24 hours. <b>Income verification must be provided within 48 hours or application will be canceled.</b>
Application Fee: after initial set up).	\$40 fee per applicant and is non-refundable. (Waived for corporate units, \$40 for a married couple.
Delinquency Procedures:	Late fee of \$50 charged on the 4 <sup>th</sup> plus \$5 per day until paid in full. A 3-day notice-to-vacate is posted on the 5 <sup>th</sup> and <b>Eviction</b> proceedings begin on the 10 <sup>th</sup> if not paid. Personal checks not accepted after eviction proceedings have begun.
NSF Policy:	\$50 NSF fee plus applicable late fees. After third NSF, personal checks are no longer accepted. Payment must be in the form of a cashiers check, money order or certified personal check.
Parking:	Tuck Under Garages \$95, Carports \$35
Pet Guidelines:	Maximum number per apartment: three Subject to breed restrictions. Non-Refundable Fee: \$200per pet feline and canines Refundable Fee: \$200 per pet Monthly Pet Rent: \$20 per pet
Type:	Canine or feline (Dog or Cat): pet must be house broken and properly inoculated.
Breed Restrictions include:	Akita, Chow, Doberman Pincher, Elkhounds, German Sheppard, Pit Bull, Presa Canarios, Rottweiler, and Wolf Breeds.  In addition, Farm animals, reptiles, rodents, exotic pets, or other animals that are vicious or ill suited for apartment living in the judgment of the apartment management will be prohibited.

- Rental Discount Program: Broadstone Vesta offers a **Preferred Employer Program** (see below for current list). Under this program if applicant meets qualification standards the resident's application fee and administration fee will be waived.
- Preferred Employers:**  
City and State Government Employees, Denver and Aurora Chamber of Commerce Members, Denver Public School District, John F Kennedy Golf Course, RTD, The University of Phoenix, Comcast Communications, Aurora Presbyterian Hospital, DEX Yellow Pages, Raytheon, ADT Security Systems, Northrop Grumman, Lockheed Martin, DIA, The Medical Center of Aurora, Buckley Air & National Guard, Avaya, Great West Life, Echo Star Communications, First Data Corporation, Nextel Communications, Inc. and Centrix Financial, LLC.
- Wait List Procedures: Applicants must complete an application, a wait list agreement and pay the application fee and administrative fee. Once contacted regarding availability, applicant has 24 hours to respond as to whether or not they want the apartment. If wait listed for more than 90 days, a new credit report will be required. Applicant then must reapply and a new application fee will be required.
- Renters Insurance Required: Proof of renter's insurance is required at move in. At least \$100,000 in liability coverage is required. Resident is free to choose the coverage they want for their personal belongings. The renter's insurance policy must be kept active during the duration of the lease term.
- Intra Community Transfer: Resident must fulfill six months of their original lease and provide at least 30 days notice prior to transfer. A transfer fee of \$150 will be payable at the time the new (transfer) unit is reserved. No new concessions will be offered (unless resident qualifies for renewal incentives). Resident must execute a replacement lease of at least 12 months, or the minimum term being offered on property, whichever is greater. Resident must acknowledge that the costs chargeable to the resident for damages to the apartment shall be paid within 30 days. A new application will not be necessary; however, income must be verified.
- Application Qualifications: Alliance has implemented a system to screen all applicants over 18 years of age which incorporates a credit background check. All applicants are evaluated based on information they provide in the application for occupancy. **If income verification is not provided with 48 hours after application was received the apartment home will be forfeited. If additional deposit is condition for application approval, resident will have 24 hours to decide to accept condition, afterwards administrative fee will be forfeited.** On-Site evaluates the information using an automated set of criteria that is tied to community acceptance criteria.

Criminal Background Checks:

All new residential applicants aged 18 or older will be subject to criminal background searches. The requirement will apply regardless of whether they will be listed as a resident or occupancy. By applying for residency, each applicant over 18 must sign the application form. Such form contains a provision that allows the property to conduct a criminal background check. The property uses a nationally recognized vendor to conduct the screen and determine whether the applicant should be rejected based upon an objective assessment of the severity of the criminal record reported. **Falsification of information or non-disclosure of criminal record on application will result in forfeit of administrative fee.**

Foreign Nationals/ Student Applications:

Must provide government issued proof of identity and legal access to the United States. A valid visa, passport, or military ID is sufficient. Written proof of employment and or student enrollment is required.

Co-Signers:

Co-Signers are accepted in accordance with On-Site standards. Rent to income ratio must be five times the monthly rent with a good credit rating. Co-signers will be accepted for applicants with poor credit or derogatory rental history. Co-signers will be considered leaseholders and responsible for all terms and conditions pertaining to the lease contract.

Occupancy Guidelines:

Automobiles: Maximum number of vehicles allowed per apartment is as follows: 1 automobile per leaseholder.  
Parking garages must be used strictly for parking an automobile, not for storage.  
No commercial or recreational vehicles are allowed. No RV campers, boats and jet skis may be stored at the community.

I understand and accept these qualifying standards, and have truthfully answered all questions. I further understand that falsification of rental application information will lead to denial of rental.

Alliance Communities Rental Criteria are guidelines, which enable us to accept as prospective residents those individuals who are credit worthy and do not have a criminal background. This rental criteria does not insure that all individuals residing on or visiting the community conform to these guidelines.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Date: \_\_\_\_\_

In compliance with State and Federal Fair Housing Guidelines, Alliance communities does not discriminate on the basis of race, color, religion, handicap familial status or national origin

