

Quincy Resident Selection Criteria Below Market Rate Units

IDENTIFICATION:

Each adult applicant must provide current acceptable government-issued photo identification which includes a valid driver's license, state-issued I.D., military I.D., passport and/or other authoritative documents.

AGE:

Applicants must be at least 18 years of age or legally emancipated. All applicants must sign the lease.

MAXIMUM HOUSEHOLD SIZE STANDARD:

Occupancy limits do not include children under the age of six.

Studios: Min 1 person - Max 2 people

One Beds: Min 1 person - Max 3 people

Two Beds: Min 2 person - Max 5 people

Three Beds: Min 3 person - Max 7 people

ABILITY TO PAY RENT STANDARD:

The qualified household's monthly income must be at least 2 times the household's portion of the monthly rent.

CREDIT, RESIDENCY AND CRIMINAL SCREENING:

A credit report indicating a current FICO score of at least 600 or higher and a comprehensive unlawful detainer check will be obtained for each adult applicant. There must be no filed bankruptcy within the previous three years to make the credit report acceptable. Applicants that have a FICO credit score below 600 may be conditionally approved after consideration of the established Mitigating Circumstances (see below.) An increased security deposit of one additional month's rent or a guarantor may be required if the applicant is conditionally approved.

MITIGATING CIRCUMSTANCES:

1. An applicant's recent timely payment history; 24 months from the date of the application of on time payments for bills and credit accounts.
2. An applicant's timely rent payment history; 24 months from the date of the application of on-time rent payments of equal or greater value to the proposed rent for the BMR rental unit.
3. Negative credit history due to outstanding medical or student loan debt or unpaid balances below \$2500.
4. Alternate forms of credit history such as rent payments, insurance, utilities and childcare paid on time, especially in the case where an individual has no credit.

Applicants who are disqualified after the consideration of mitigating circumstances may appeal to the Mayor's Office of Housing and Community Development (MOHCD) for reconsideration. MOHCD will make the final decision on all appeals.

GUARANTORS:

Guarantors shall be qualified or denied only after Guarantor(s) application is submitted and reviewed, following the standard review and qualification process for rental applications and Guarantors. Guarantors must also prove their income is more than 3x the BMR unit's rent.

RENTAL HISTORY:

Both the current and previous landlords (going back three years) will be contacted for information concerning the applicant's history of complying with lease requirements, including any documented lease violations and For Cause evictions. No fault evictions, including Ellis Act or Owner Move-In evictions, will not be held against an applicant.

Applicants shall be required to provide proof of income and satisfactory residential history such as recent rental history. More than 3 late, missed, or returned payments within the last 36 months will result in a denial. Rental history verification will only be for documented lease violations and For Cause evictions (no fault evictions will not be held against a household).

Denial due to rental history shall be considered only after review of payment of rent or credit history (if not available then other forms of credit such as insurance, utilities, childcare, etc.), and applicant should not have any delinquencies or evictions within the last 3 years. Exceptions apply for no fault evictions.

CRIMINAL HISTORY STANDARD:

Criminal history disqualification shall be in compliance with the provisions of San Francisco's Fair Chance Ordinance (San Francisco Police Code Article 49).

REASONABLE ACCOMMODATION/MODIFICATION:

Landlord agrees (1) to allow Resident to make reasonable modifications to the Residence and/or Common Area Amenities as needed, and as required by law for people with disabilities; and (2) to provide reasonable accommodation as required by law for people with disabilities, including but not limited to (a) making changes or exceptions to rules, policies procedures, or services for such persons, and (b) allowing assistive animals. All such actions shall be subject to Landlord's prior written consent. Landlord reserves the right to seek verification of disability and disability-related need for any requested modification or accommodation.

RENTER'S INSURANCE:

Renter's Insurance is required. To satisfy the renter's insurance requirement, Landlord, prior to occupancy of the Premises, will purchase renter's insurance policy that has, at a minimum, personal liability coverage with limits of liability in an amount not less than \$100,000 per occurrence for the unit. Said coverage will not cover personal property. Residents are encouraged, but not required to purchase their own renter's insurance policy to cover personal property.

AMENITIES FEES

Amenities	BMR Unit Fee (monthly fee unless otherwise noted)	Mandatory / Option to opt in?
Renters' Insurance	\$0	Mandatory
Package Concierge (in apartment package delivery)	\$0	Mandatory
Pest fee	\$0	Mandatory
Porter fee	\$0	Mandatory
Amenity fee includes: • 3 fitness classes per week (12 per mo.) • 2 hrs of conference room and/or phone booth reservations per mo.	\$0	Mandatory, First- Come, First-Serve
Internet	\$25	Opt in at this rate or pay for separate service
Gym / Fitness class	\$16	Opt In
Conference Rooms	\$20/hr	Opt In
Chef's kitchen 3-hour min.	\$200/hr	Opt In
Terrace 3-hour min.	\$200/hr	Opt In
Conference room 2 hrs included per mo.	\$20/hr	Opt In
Game room 2-hr min.	\$76/hr	Opt In
Electric Vehicle Charging	\$50/mo	Opt In
House Membership Fee	\$60/mo	Opt In