

EQUITY RESIDENTIAL - QUALIFICATION REQUIREMENTS

Potrero 1010 - SAN FRANCISCO, CA

Effective October 22, 2024

Application – A separate rental application and application fee are required for each prospective resident 18 years of age or older and a valid form of government-issued photo identification is required at the time of application and move-in. Residential, income and credit histories will be considered for household members age 18 and over.

Ability to pay rent standard – The combined gross monthly income of all applicants must total at least 2.0 times the monthly rent for applicants with approved credit. Applicants with less than a TransUnion Resident Score of 620 or lower may be required to have an additional deposit equal to one month's worth of rent. Applicants who receive housing assistance must earn 2.0 times the amount of rent for which the applicant is responsible.

Credit History – If an applicant has a derogatory credit history that includes a TransUnion Resident Score of 620 or lower (not to be confused with a FICO or other generic consumer score) and meets the following factors, a higher security deposit equal to one month's rent will be required: the maximum number of derogatory accounts cannot exceed 25%; the maximum balance of unpaid accounts, including past due accounts, cannot exceed \$2500. If not, the application will be denied. Student debt, medical-related collections, lack of credit, or a resolved bankruptcy is not a reason for denial. A bankruptcy in process will result in denial of the application. 7 years of credit history are reviewed, but the most recent 3 years are more heavily weighted. In the case of denial based on credit history, an applicant may acquire a lease guarantor for the first year, who's TransUnion Resident Score exceeds 650 and has a monthly income of three times the monthly rent. Mitigating circumstances will be taken into consideration.

Rental History Verification – Depending on the results of the credit report, applicants may be required to provide proof of satisfactory residential history such as recent rental history. More than 6 late or returned payments within the last 12 months will result in a denial. Rental history verification will only be for documented lease violations and just-cause evictions (no fault evictions will not be held against a household). No more than 3 years of rental history will be reviewed. Mitigating circumstances will be taken into consideration.

Lease Guarantor – In the case of denial based on credit, income, or rental history, an applicant may acquire a lease guarantor. For a guarantor to qualify they must pay an application fee of \$35 and complete a paper application for a credit, income, and background screening. To qualify, the applying guarantor will be screened and must have a TransUnion Resident Score of at least 650 and a monthly income of at least three times the monthly rent. A lease guarantor will enter into a guaranty agreement with the property, unconditionally and irrevocably guaranteeing to the property the full and prompt payment of all obligations as and when the same become due and payable under the lease. If the renter demonstrates good standing in

their rental history for their 12-month lease period, upon recertification a guarantor will not be required for renewal.

Criminal History Standard – Criminal reports are not reviewed until credit history has been ordered and approved. Qualified applicants with criminal history will be considered for housing in compliance with Article 49 of the San Francisco Police Code Fair Chance Ordinance.

Maximum Household Size Standard – The household must have no more than two occupants per bedroom, plus one additional occupant, except in a studio where the maximum occupancy will be two occupants. Household members under age 6 are not included in the calculation.

Studio: 2 Occupants

One-Bedroom: 3 Occupants

Two-Bedroom: 5 Occupants

Falsification of Information - Providing false information on the application or during the application process may result in a denial of the application.

If the results of your application screening indicate a negative credit or criminal history and you would like to obtain additional information or dispute the results, you may contact the consumer reporting agency identified below:

Credit and criminal history reports are prepared by TransUnion 6430 South Fiddlers Green Circle, Suite #500 Greenwood Village, CO 80111

To request a copy of your consumer report, call 1-800-230-9376 or email TURSSDispute@transunion.com. For Credit Information: 1-800-888-4213. For Eviction or Criminal History Information, contact Background Data Solutions at 1-800-568-5665.

Pets/Animals - Pets are allowed. While there are no weight restrictions, restricted breeds include: Pit Bulls, Rottweilers, Cane Corsos, or any dogs that are cross breeds of or are related to such breeds. Up to 3 pets are allowed per apartment. Pet Rent: \$75/mo per pet plus an additional \$500 deposit is required at move-in or prior to obtaining a pet. Pet rent and additional deposits do not apply to service animals. Total combined security deposit and pet deposit amount will not exceed one month of rent, in compliance with CA State Law AB 12.