

AMERICAN MANAGEMENT II, LLC RENTAL APPLICATION CRITERIA

*American Management does not permit the use of reusable tenant screening/credit reports.

Applicants will be evaluated on an individual basis for credit & income worthiness.

NOTICE: American Management is committed to ensuring equitable access to housing.

CRIMINAL HISTORY SCREENING AND APPLICANT RIGHTS

American Management II, LLC conducts criminal history screening in accordance with applicable Maryland law and its Criminal History Screening Policy.

Applicants are initially evaluated based on noncriminal rental qualifications, including income, credit, and rental history. Certain criminal convictions may be considered only after a conditional offer of tenancy has been extended, as required by Maryland law.

Criminal history will be considered only to the extent permitted by applicable law and American Management II, LLC's Criminal History Screening Policy. Applicants may provide information concerning inaccuracies in their criminal history records, evidence of rehabilitation, and other mitigating factors in response to criminal history screening. An individualized assessment will be conducted.

Applicants with a felony conviction may be eligible for a waiver of application fees. If you believe you qualify for a waiver, you are required to submit a paper application. If you have a felony conviction and would like to request a waiver, please email leasing@americanmanage.com and request a paper application. Paper applications can also be found on our website, www.americanmanage.com, under the "Tenant Services" tab. Completed applications and waiver requests should be emailed to leasing@americanmanage.com

In addition to this rental application, you will also be required to provide a copy of a valid form of identification, proof of income, and 3 years of residential history as well as an email address or mailing address for your rental references.

Income is demonstrated with recent pay stubs, bank statements showing deposits of stated income, SSA, recent tax returns, housing vouchers, and other verifiable means of income.

Each resident over the age of 18 must submit a separate rental application. Applications must be complete with full legal name, current address, date of birth, social security number, residential history, current income/employment history, etc. Incomplete applications will not be processed.

The application fee is nonrefundable except to the extent a refund is required by applicable Maryland law

In order to be processed, a \$45.00 fee must accompany this application. Checks are made to American Management. Checks or money orders only, please.

The landlord may retain only that portion of the fees actually expended for a credit check or other expenses arising out of the application, and shall return that portion of the fees not actually expended on behalf of the tenant making the application. This section does not apply to any landlord who offers four or less dwelling units for rent on one parcel of property or at one location, or to seasonal or condominium rentals.

The \$45 fee for credit check and expenses arising out of the application are allocated as follows: (a) \$22 for reimbursement for cost of credit report and (b) \$23 for administrative fee for application/credit report/rental verification review.

If applicants are asked to provide a co-signer, the co-signer must also submit an application via our website and provide a valid photo ID plus recent pay stubs or other supporting financial documents.

With approved applications and a signed lease, security deposits are not refundable until 45-days after the lease agreement end date.

We do not offer month to month leases.

Email notifications are sent upon review of rental applications (3 to 5 business days). Please track email for updates about application status.

For requested move-ins within 10 days of application approval, we require all funds whether for the security deposit OR rent be paid with certified funds such as a certified bank check or money order no exceptions.

Pet Policy American Management is a 3rd party, scattered site property management company. We have a standard pet policy that most of the property owners use as their pet policy for their given properties. Some owners, though, have varying pet policies. Each market ad for a given house or apartment that is available will list the pet policy for that address.

American Management standard pet policy is as follows unless the pet(s) is an Emotional Support Animal (ESA) OR Service Animal as protected under the Fair Housing Act or the Americans with Disabilities Act respectively.

- Small dogs (35lbs or under)/cats okay • Breed Restrictions List of Restricted Breeds: Akita, Alaskan Malamute, American Bulldog and American Bulldog Mixes, American Pit Bull Terrier and American Pit Bull Terrier Mixes, American Staffordshire Terrier and American Staffordshire Mixes, Bullmastiff, Chow Chow, Doberman, German Shepherd, Great Dane, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier and Any Wolf Hybrid
- \$35/month pet rent per pet unless an ESA or service animal • \$200 nonrefundable pet fee per pet unless an ESA or service animal • All pet owners must sign a pet addendum for their pet(s) per our rental agreement

Avoid Paying a Cash Deposit – Qualify for FolioGuard's SDA by Obligo's Deposit-Free Move-In!

Interested in keeping more money in your pocket at move-in? We're pleased to offer you the option to qualify for a deposit-free move-in with Obligo. This simple and fast process could save you the hassle and upfront cost of a traditional cash deposit.

For more information and to see if you qualify, copy & paste this link into your browser:
<https://go.myobligo.com/americanmanagement-application>