

STATEMENT OF RENTAL POLICY
FOR AFFORDABLE HOUSING APPLICANTS IN SAN FRANCISCO, CA

FAIR HOUSING. We are committed to compliance with fair housing laws and do not engage in unlawful discrimination on the basis of race, color, religion, sex, national origin, familial status, disability or any other characteristic protected by law. We do reserve the right to have differences in policies at our different properties, and to treat some people differently than others, based on lawful criteria. Lawful reasons we may treat people differently include, but are not limited to: rental history, credit record, criminal history, income, illegal drug use, etc. Upon request, we will make reasonable accommodations to rules, policies, practices, or services, and allow reasonable physical modifications, when required to give persons with disabilities access to and use of our property. We may require execution of an addendum regarding the approval and implementation of accommodations or modifications and any restoration obligations. This is a good faith statement of our intent to abide by applicable fair housing laws. This statement is not intended to and does not expand, extend, or create any legal obligation, right, or remedy for us or for you beyond those independently imposed by applicable fair housing laws (including, without limitation, by contractually extending any statute of limitations).

APPLICATION SUBMITTAL AND RIGHT TO REVIEW LEASE. Before you submit an application or pay any fee(s) or security deposit(s), we recommend you review our lease form and any community policies that will be part of the lease. You may take as long as you like to do so. Set forth below are the general policies of UDR (the “Company” or “Management”) that will be used in determining your eligibility for leasing.

APPLICATION FEE. A non-refundable application processing fee will be required for each application to cover the cost of credit and criminal history reports, application processing administration and overhead, etc.

INCOME/CREDIT. Applicants must have acceptable income and credit history. Third party consumer credit reporting and screening agencies are used to verify applicants’ identity, credit and criminal history. Based on their credit history, applicants may be required to pay a larger than standard deposit. The third party screening agency considers a number of factors in its application recommendations, including, but not limited to: credit history, criminal history, applicant’s debt and debt service requirements, debt payment history, eviction history, Social Security fraud history, applicant information lawfully obtained from Federal, state and local law enforcement agency databases, and other relevant information.

CRIMINAL HISTORY. All applicants and prospective occupants 18 years old and older must submit an application for a criminal history check and verify their criminal history at Management’s request. The application or occupancy of any person may be denied at any time based on their criminal history or behavior, in Management’s sole and absolute discretion. Criminal history for which Management will deny applications or occupancy includes, but is not limited to, convictions for: any crimes involving actual or potential physical harm to person(s) or property; sex or morals related crimes; crimes involving possession, manufacture, sale or delivery of any controlled substance, marijuana, drug paraphernalia, or weapons; fraud or financial crimes.

GUARANTORS. Guarantor(s) that meet the Company’s applicant criteria may be required on behalf of applicants who do not meet the criteria.

AGE. Applicants must be an “adult” as defined by the laws of the state where the dwelling is located, unless otherwise required by law.

MAXIMUM OCCUPANCY.

- 2 persons per bedroom plus 1 person (per unit)
- 3 persons in a 1-bedroom apartment
- 5 persons in a 2-bedroom apartment
- 7 persons in a 3-bedroom apartment

The Company will comply with applicable laws that require higher or lower occupancy ratios. In some cases occupancy ratios may differ from those above. Dens, studies, and other similar spaces are treated for occupancy purposes as bedrooms. Infants (persons under 25 months of age at the time of lease or renewal) will not be counted in determining occupancy.

SECURITY DEPOSITS. Security deposit requirements vary among locales and markets, and may differ among individuals based upon objective factors such as credit and rental history.

WATER FURNITURE. Acceptable on first floor only, with proof of insurance and Management's written approval prior to occupancy.

PARKING POLICIES / RECREATIONAL VEHICLES. Each community has restrictions that limit the type and number of vehicles that may be parked on the property. All vehicles must be registered with the Management office.

ANIMALS. Generally, acceptable animals include domestic cats, fish (maximum tank size: 50 gallons), birds and dogs. Dogs that are purebreds or mixes of the following breeds are prohibited: Akita, Alaskan Malamute, Chow-Chow, Doberman, German Shepherd, Great Dane, Pit Bull (also known as: American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier), Rottweiler, Saint Bernard, Shar Pei, and Siberian Husky. The numbers of any given animals allowed are property specific. All other animals are prohibited, including, but not limited to, snakes, ferrets, iguanas, potbelly pigs, rabbits, and insects. If and when an animal is permitted on a property, a non-refundable fee, additional rent, and additional deposit may be required. These charges may vary among Company properties. Additional fees, rent and deposits will not be required, and breed restrictions may not apply, as an accommodation for disabled persons' support animals. Requests for reasonable accommodations will be reviewed on a case by case basis. **NO ANIMAL IS AUTHORIZED WITHOUT MANAGEMENT'S PRIOR WRITTEN PERMISSION AND THE EXECUTION OF AN ANIMAL ADDENDUM.**

COMMUNITY POLICIES. All residents and occupants agree to abide by the policies for health, safety and living enjoyment at the community.

SAN FRANCISCO AFFORDABLE HOUSING: Qualified applicants with criminal history will be considered for housing in compliance with Article 49 of the San Francisco Police Code, "The Fair Chance Ordinance".