

VANTIS

A P A R T M E N T S

AFFORDABLE PROGRAM RENTAL QUALIFICATIONS

It is the policy of Shea Apartments to offer equal housing to all people regardless of race, color, religion, sex, national origin, handicap status, familial status, or any other state or locally protected classification.

All applicants, 18 years of age and older, must complete a rental application and pay the applicable fees. The following rental qualifications apply to all applicants:

Application Fee: \$40 per person (18 years and older)

Credit Report: Each application will be processed through the Shea Apartments approved credit screening company. Income, credit rating and other statistical data are used to evaluate the application. Below are the possible decisions:

- **Accept:** The application is approved at the base security deposit.
- **Accept with Conditions:** The application is approved with an increased security deposit. The increased security deposit will range from two (2) times the standard security deposit up to two month's rent.
- **Decline:** The application is declined and residency will not be considered.
- **Alerts:** If an Alert comes up as part of the decision, an additional deposit may be required.

Guarantors: Guarantors are not allowed with the Affordable Program at Vantis.

Monthly Rent, Income Requirement, Income Limits and Household Size: The total gross income required is 2.0 times the amount of the monthly rent though income cannot exceed the following Maximum Household Income limits:

BMR Type	Unit Type	Rent Amount
Low (80%)	Studio	\$ 1,390
	1 Bedroom	\$ 1,579

Income Limits (Orange County AML)	
Household Size	LOW (80%)
1	\$ 58,450
2	\$ 66,800
3	\$ 75,150

Household Size per Bedroom	
Household Size	Bedroom
1	Studio and 1 Bedroom
2	Studio and 1 Bedroom
3	1 Bedroom

Income limits and monthly rent amounts are subject to change without notice. Median income limits are updated periodically by the County of Orange.

Occupancy Standards: Maximum two people per bedroom plus one additional person for the apartment. No more than two (2) occupants in a studio or three (3) occupants in a one bedroom.

Previous Shea Apartments Residents: Previous residents of any Shea Apartments community are welcome to apply for rent at another Shea Apartments community but must have left the prior community in good standing. If the previous resident did not fulfill their original lease obligation, has unpaid fees or defaults or if they were not invited to renew their lease, they may be declined.

Renter's Insurance: Renter's Insurance is strongly recommended.

Satellite Dish: Shea cannot guarantee the quality or functionality/reception of a satellite dish. It is highly recommended a professional evaluate the location of the apartment for proper functionality and installation in accordance with the lease.

Security Deposits: Standard security deposits are \$300 for a studio or \$400 for a one bedroom apartment.

Smoke-free Community: Vantis is a 100% smoke-free community.

Vehicles: All units are given one non-assigned parking spot within the parking garage. A second assigned parking spot may be rented at an additional charge on a first-come, first-served basis. No more than 2 cars per apartment are allowed on the property.

PETS

Pet Restrictions: Vantis Apartments will accept up to two indoor pets per apartment with dogs restricted by breed and only allowed in specified dog locations. Cats and dogs must be spayed/neutered, licensed and inoculated as required by local law for each animal. Resident must keep license and inoculations current within the local municipality. All other types of animals must be caged. Reptile and fish tanks cannot exceed 25 gallons without management approval. Tanks exceeding 25 gallons will only be allowed in first floor apartments. Animals trained to assist blind, deaf, or other disabled individuals are always permitted.

Dog Breed Restrictions: Dogs are restricted by breed and Shea Apartments does not allow any of the following breeds or any mix of the following breeds: Akita, Bullmastiff, Chow Chow, Doberman Pinscher, German Shepherd, Mastiff, Shar Pei, Rottweiler, Pit Bull Terrier including Staffordshire Terrier, Am. Staffordshire Terrier or Bull Terrier, Presa Canario or Wolf Dog.

Pet Deposits: Pet deposits are:

1 or 2 Cats	\$350	1 Cat and 1 Dog	\$850
1 Dog	\$600	2 Dogs	\$1000

Pet Rent: There is an additional \$25 per month pet rent per cat and \$50 per month pet rent per dog.

