FREEDOM HOUSE
PROPERTY MANAGEMENT

Rental Application Policy

Thank you for expressing interest in Freedom House Property Management for your housing needs. In order to best serve you, we feel it is imperative that you are made aware of, and fully understand our application policies and procedures.

Each adult over the age of 18 years old needs to submit an application. The Application Fee is $55 per adult, and it is non-refundable.

Before you apply for the home, read the following information carefully concerning the approval process. If you have any questions, contact our Leasing Coordinator at office@freedomhousepm.com during business hours. Monday to Friday 9am to 6pm.

Freedom House Property Management fully complies with the Fair Housing Law. We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, or age. We also comply with all state and local fair housing laws. Approval is based on Seven factors:

1. Identification Verification
2. Credit History & Verification
3. Rental History & Verification
4. Income History & Verification
5. Employment History & Verification
6. Criminal Background & Terrorist Database Search
7. Pet Criteria (Addendum Attached) “Petscreening.com Pet, Animal & No-Pet Profile”

Please read this document carefully before signing. It is the policy of this management company that applications must be complete, and all fees paid prior to submission for consideration. All completed applications are processed on a daily basis (Mon-Fri, excluding Holidays). All approved applications for the same property may be submitted for final decision.

An application will contain:

1. Signed Freedom House Property Management General Rental Criteria, Rental Application Policy and Procedures Form
2. Signed Freedom House Property Management Privacy Notice (Full Addendum Attached)
3. Freedom House Property Management Residential Lease Application; (One for each individual 18 years and older)
4. $55 Application fee for each Freedom House Property Management Residential Lease Application submitted

Required Supportive Documentation:
Valid Driver's License or other Photo ID for each Residential Lease Application submitted.

5. Verifiable Proof of Income: (Last 2 months of pay stubs or Last 2 years of tax returns if self-employed/1099)
6. Proof of Funds: (Last 2 Months of Bank Statements)
7. Completed by all Applicants); Pet Screening Profile
8. Vehicle Data, registration, and pictures are all uploaded to the application.

Lease Processing Fee: There will be a one-time lease processing fee of $95 charged and it will need to be paid at the time of your lease signing.

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PROPERTY MANAGEMENT

General Rental Criteria

Two Years of Good Rental History:
No Forcible Entry & Detainer (Evictions) unless you have verifiable documentation of landlord irresponsibility. However, an FE&D due to property damage by the resident will not be accepted under any circumstances. No history of any damage to the residence, or an outstanding balance due to a previous landlord. If you have no prior rental history then you must have a qualified cosigner - the cosigner must be a resident of Nevada, have a good credit history and be willing to sign the lease. We can accept base housing as rental history.

Verifiable Net Income:
Minimum of 2.5 times the rent charged on the residence. Section 8 vouchers and certificates may be accepted. The resident must meet the same criteria as those seeking non-subsidized housing. The ideal rolling positive balance in your bank accounts is equal to 1 Month of Rent and no recurring history of overdrafts. If Required Supportive Documentation for Verifiable Proof of Income is not available this will require additional Securities Protection due to the risk of non-verifiable income/funds.

Criminal Background Check:
Residency may be denied due to criminal history (see Criminal Background Criteria)

Credit History:
Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history. Contingent on your credit, a specific deposit amount will be required, Obligo may be available to qualified applicants. All lease holder's credit scores are averaged. See below.

Credit Score 600 or above: Protection Amount of 2x the Monthly Lease Amount Cash Deposit, Obligo is available to qualified applicants.

Credit Score 550-599, 0 or NA: Protection Amount of 3x the Monthly Lease Amount Cash Deposit, Obligo is available to qualified applicants.

Credit Score 1-549 will be declined.

*Qualification and Pricing for the Obligo are set solely by Obligo. Setup takes less than 30 seconds to find out your policy details. ALL deposits including cash are paid through Obligo.

Co-signers are eligible to help increase your credit score if needed. Qualified co-signer's Credit Score must have a minimum of 700 or higher.

Example:
Applicant Credit Score = 550 + Co-signer Credit Score = 700, Average Credit Score = 625

Credit Scores of 599 or below will be charged $75 at Approval and a $10/Monthly Risk Mitigation Fee.
Risk Mitigation Fee is required and is not removed due to having a co-signer.

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Initials **Initials**

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PROPERTY MANAGEMENT

Maximum Occupancy: Please note that these are the maximum number of occupants who may occupy homes with the number of bedrooms noted:

Efficiency - 2 Occupants
1 Bedroom - 2 Occupants
2 Bedrooms - 4 Occupants
3 Bedrooms - 6 Occupants
4 Bedrooms - 8 Occupants
5 Bedrooms - 10 Occupants

Roommates: 3 or more adults, non-related persons will be considered roommates.

3 or more roommates = 3x the Monthly Lease Amount Deposit, Obligo is available to qualified applicants.
*Qualification and Pricing for the Obligo deposit-free plans are set solely by Obligo. Setup takes less than 30 seconds to find out your Obligo plan details.

Non-Disparagement Clause: You will be required to sign a Mutual Non-Disparagement Clause with your lease. This Clause protects yourself and Freedom House Property Management from disparaging comments, verbally or in writing, that could be injurious to business, reputation, property, or disparaging comments which are false. (Addendum Attached)

Upon Approval:
You will receive a notification of your approval and a 24-hour request for your 14-day holding deposit. At payment, you will make an appointment within the allotted time frame to have your lease signing completed and pick up your New Tenant Packet. Upon receipt of your holding deposit, the property will be removed from the market and an email invitation will be sent via Obligo to pay your securities in whole or use Obligo's program to qualify for our Zero Deposit option. You will receive other important emails with information about connecting utilities etc. After receiving verification that your deposits have been satisfied and utilities connected, you will receive a draft copy of the lease, a link to watch our leasing video on YouTube and the Rental Application Policies. Upon confirmation that you have completed these tasks you will receive e-documents to sign and initial, confirming your acceptance and understanding of these policies and have had any questions regarding the lease answered by our team. You will then make any necessary final payment to satisfy the balance of your move-in cost in your portal. The lease will then be sent out for completion by midnight the night before the agreed-upon move-in date via Transaction Desk for you to review and e-sign online. After signing, we will, at the previously set pick-up appointment time, provide you with keys to your new rental property. You may sign in person if you wish, with a scheduled appointment.

Property Condition: Applicant is strongly encouraged to view the Property prior to signing any lease. Landlord makes no express or implied warranties as to the Property's condition.
Sight Unseen Addendum: If any leaseholders have not physically seen the property prior to a lease being signed, a "Sight Unseen Addendum" will be required to be signed by all potential leaseholders.

Freedom House Property Management is an Equal Opportunity Housing Company and a member of the National Association of Residential Property Managers (NARPM®) & National Association of REALTORS®. Our staff members adhere to a strict Code of Ethics and the Federal Fair Housing Law.

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Signature **Signature**

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PROPERTY MANAGEMENT

Privacy Notice

You have chosen to do business with Freedom House Property Management, and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your “nonpublic personal information”. Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from public sources, such as telephone directories or governmental records.

We collect personal information about you from the following sources:

- Information we receive from you on applications or other forms.
- Information about your transactions with us
- Information about your transaction with non-affiliated third parties
- Information we receive from a consumer-reporting agency.

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except permitted by law.

Freedom House Property Management recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about the Privacy Policy or have any questions about the privacy of their customer information should call Freedom House Property Management.

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Signature **Signature**

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PROPERTY MANAGEMENT

Criminal Background Criteria

Disqualification From Residency for Life
(Convictions ONLY)

- First or Second-Degree Murder
- First Through Third Degree Assault
- Kidnapping
- First Through Fourth Degree Criminal Sexual Conduct
- Arson
- Harassment and Stalking
- An Attempt to Commit one of the above crimes.
- A conviction in another jurisdiction that would be a violation of the above crimes.

Disqualification From Residency For 10 Years After the Completion of Their Sentence
(Convictions ONLY)

- Third Degree Murder
- Second Degree Manslaughter
- Criminal Vehicular Homicide or Injury
- Simple or Aggravated Robbery
- Any Felony Drug or Narcotics Convictions
- False Imprisonment
- Carrying a weapon without a permit or any other weapons charge
- Felony Theft
- Felony Forgery
- Felony Burglary
- Terrorist Threats
- Felony Controlled Substance
- An Attempt to commit one of the above crimes.
- A Conviction in another jurisdiction that would be a violation of the above crimes.

Disqualification From Residency For 5 Years After the Completion of Their Sentence
(Convictions ONLY)

- Non-Felony Violation of Harassment and/or Stalking
- Fourth Degree Assault
- Any Misdemeanor Drug or Narcotics Conviction
- An Attempt to commit one of the above crimes.
- A Conviction in another jurisdiction that would be a violation of the above crimes.

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Signature **Signature**

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Pet Policy

Freedom House Property Management has a very basic pet policy. Most of our properties allow almost any pet you could imagine! We have had Labs and Chihuahuas, cats, and mice (not together of course), snakes, ferrets, birds and rabbits. We understand that a pet plays a significant part in many people's lives, so we strive to allow most animals in most of our rental properties. Please make sure to ask if the property that has caught your eye accepts pets. Pet Screening Profiles are required for every applicant applying for one of our properties. Pet Screening provides a risk level assessment for each pet profile which is based on the over risk of the pet. Pet Fees are based upon those Paw Score Risk Levels. Pet Screenings & Policy Affirmations can be completed by going to: **FHPM.PetScreening.com**

Regardless of prior consent, FHPM reserves the right to have any pet removed from the property if it is determined that the pet poses a threat to the safety or condition of the property or any people in the property or the community.

Freedom House Property Management charges a pet fee each month for each of your pets. The term “pet fee” is simply a fee you will pay for the allowance of your pet to occupy the rental unit with you. Pet fees are charged on a monthly basis and are paid with your property rent. The charges breakdown as follows for each paw score risk level and non-traditional pets:

Pet Processing & Lease Addendum Fee for Pets*

1 Paw - $80	**2 Paw - $60**	**3 Paw - $40**	**4 Paw - $30**	**5 Paw - $20**

Pet Fee (Paid Monthly with Property Rent)

***Dogs & *Cats**	**Based upon Paw Score**
Birds (per cage) *Small Breeds (ie. Budgies & Finches) - Large Breeds (ie. Parrots & Cockatoos)*	*Small Breed* - **$10** *Large Breed* - Ca**$25**
Caged pets (per pet) (Hamsters, Gerbils, Guinea Pigs, Reptiles, Ferrets, Amphibians etc…)	**$10**
Water Filled Tanks “Fish Tanks” (Per Tank Over 10gals) *max of 50 gal	**$10 per 10 gallons**
* Farm/Exotic Pets & Fish Tanks over 50Gal	*Case By Case Basis*

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Signature **Signature**

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MUTUAL NON-DISPARAGEMENT CLAUSE

The parties to this agreement mutually agree and covenant not to disparage one-another by publishing to any third-party, verbally or in writing, derogatory statements, "reviews," comments or remarks that are, or could reasonably be construed as being, injurious to the other's business, reputation or property and/or which are false, or would tend to cast a false or negative light on the other, including without limitation, statements of opinion, comparison or evaluation.

The categories of statements expressly prohibited by this agreement shall include, but are not limited to statements, including written, photographic or video-based reviews, testimonials or evaluations, published on any internet website, crowd-sourced review publication or database (including but not limited to Yelp, Facebook, Google Maps, Twitter, Angie's List, Manta, Rip-off Report, Consumer Affairs, Google Reviews) whose subject matter is, whether in whole or in part: (i) the performance or breach by the other party of any of such party's obligations under any written agreement entered by the parties (whether prior or subsequent to this Agreement), including without limitation any lease or property management agreement; (ii) the performance or breach by the other party of any legal or regulatory duty; (iii) the physical condition of any real property, including without limitation required repairs or maintenance, or requests therefore; and (iv) the payment, refund or accounting for any security deposit.

Anything to the contrary herein notwithstanding, the parties acknowledge and agree that this agreement is intended to constitute a voluntary, mutually agreed and mutually binding waiver and restriction of certain rights of the parties, including the ability to speak publicly, but shall not prohibit any party from publishing or making factual and accurate statements about the other party to any of the following:

(1) law enforcement agencies.

(2) regulatory agencies, including the Nevada Real Estate Commission.

(3) courts of this state, to the extent that such statements are made in connection with a legal proceeding.

(4) an attorney representing the party making the statement(s); and/or

(5) any credit bureau or other reporting agency, provided that the statements otherwise comply with applicable laws.

If any dispute arises regarding whether any remark, statement, or publication is disparaging or otherwise violates this agreement, the parties agree that for purposes of this provision, that any remark, statement, or publication shall be irrefutably deemed disparaging if: (1) the other party requests, in writing, that the party publishing the same removes the statement and/or publication; and (2) the statement and/or publication is not removed from publication within 72 hours of said written request.

The parties mutually agree that breach of this agreement shall subject the non-breaching party to damages, the amount of which is difficult to determine. Accordingly, the parties agree that damages for failure to comply with this provision shall be liquidated at $500.00 per day for each day that a disparaging statement remains in publication following the 72-hour notice and demand period herein specified. The parties further agree that enforcement of this provision is appropriate through injunctive relief, notwithstanding any rights of the parties under the First Amendment to the United States and/or Nevada Constitutions or other codified statute, regulation, or code, and that any party who prevails on enforcement of this provision shall be entitled to recover from the non-prevailing party all costs and attorney fees associated with the enforcement hereof. The parties to this agreement agree that this provision shall survive the termination, expiration or cancellation of the lease and this agreement is enforceable at any time should any party publish a disparaging statement in violation hereof.

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Signature **Signature**