

Lookout Pointe

1200 North Terrace Drive, Provo, UT 84604

(801) 377-5201 • lookoutpointe@amcllc.net • www.lookoutpointeapts.com

Studio	Studio, One Bath 425-595 square feet
1x1	One Bedroom, One Bath 600 square feet
2x1	Two Bedroom, One Bath 825 square feet
2x1 LG	Two Bedroom, One Bath 900 square feet

This rental disclosure is given pursuant to Utah law. This is not a contract nor is it legally binding as to the amounts or terms. The final rental agreement is the binding document. The information contained herein is valid as of the date received. You should request additional disclosure if the application process is not completed timely. Rental amounts may fluctuate based upon availability and market conditions.

You should review the lease agreement before signing. After application, if the terms of the lease are different than those disclosed herein and you determine not to accept those terms, you may be entitled to a refund of the application fees paid. After rejection of the lease terms due to the differences or non-disclosures, you may request such refund if made in writing within five (5) business days, specifically stating the difference and the cause for such request. The request must be made as required by Utah law.

Some regular, required monthly charges such as utilities may be based upon actual usage and/or seasonal variable rates and will vary from month to month. Some options and/or avoidable fees are not included in this disclosure, including but not limited to pet rent, late fees, service of notice fees, washer/dryer, etc.

Security Deposit (Required security deposit based on credit recommendation from 3rd party screening provider)

• \$400	Standard Refundable Security Deposit	-Certified Funds
• \$700	Conditional High Refundable Security Deposit	-Certified Funds
• 1 Month's Rent	Conditional Low Refundable Security Deposit	-Certified Funds

UTILITIES

Residents are responsible for the below utilities, billed through a 3rd party provider

Water	Sewer	Trash	Storm Water
Gas	CAM	Facilities	
• Community usage allocated based on total occupied square feet (#5)			Water Sewer Storm Water
• Community usage allocated per unit (#3)			Gas Trash Facilities

• Common Area Maintenance CAM fees reflect on the utility bill, if applicable

\$6.50 Monthly Billing Fee \$20.00 Set-up Charge/Initiation Fee

Utilities individually metered and billed directly by the utility provider; resident will need to have accounts set up in their name prior to move-in

• Electric Provo Power (801) 852-6000

OTHER FEES AND INFORMATION

\$45.00 Non-Refundable Application Fee	-Certified Funds
\$4.53 Convenience Fee Charged by On-line Processor (per transaction)	
• One application fee per applicant 18 and older	
• Application process	
\$299 Non-Refundable Administrative Fee	-Due with 1st Full Month's Rent

INCOME REQUIREMENTS

2.5 times the monthly rent of the apartment being rented is the minimum gross verifiable income required for the household

PET POLICY

\$300 Refundable Pet Deposit	Per Unit
\$350 Non-Refundable Pet Fee	Per Unit
\$45 Monthly Pet Fee	Per Pet
\$60 Dog DNA Collection	Per Pet

Maximum of two (2) pets allowed

N/A lbs. Maximum pet weight

N/A " Maximum per height

Restrictions: Dogs of a class with known vicious or aggressive propensity shall not be permitted. Examples of these breeds (but not exclusive): Pit Bulls (Bull Terriers or American Staffordshire Terriers), Rottweilers, German Shepherds, Doberman Pinschers, Chow Chows, Akitas, and Huskies, full blood or mixed at any percentage are PROHIBITED from residing at this community

*If a dog resembles any of the above breeds, management may refuse to accept

REQUIRED ITEMS

Media Package	\$50 Per Month
Covered Parking	\$20 Per Month
Real Estate Tax	\$13 Per Month

RENTABLE ITEMS

LEASE TERMS

Lease terms vary based on expirations. Variable move-in date range (premiums can apply). Short term lease terms may be available with a monthly premium.

• \$300.00 Short Term Fee

RENTER'S INSURANCE REQUIRED

Minimum requirement: \$100,000 personal liability coverage

- H04 renter's insurance available through our preferred provider - property can provide information
 - Property damage waiver option available - property can provide information
- | | |
|---|---|
| If damage waiver selected, additional rent of | \$10.00 per month |
| \$7.15 paid to program provider | \$2.85 paid to property as administrative fee |
- Use the insurance company of your choice

On-line Payment Options

• Charged by payment processor	
eCheck/ACH	\$1.99 Per Transaction
Credit Card	3.25% Per Transaction
(Visa, Mastercard, Discover)	
Domuso Certified	\$3.99 Per Transaction
(Domuso Certified Funds)	
MoneyGram	\$3.95 Per Transaction (up to \$6,500)

Residents will not be charged any convenience fee, surcharge, transaction fee or processing fee for rental payments. All rental payments made by paper check using the property's primary payment channel will be free of charge to the resident. A platform fee may apply for any online payments made using the property's alternative payment channel, and such platform fees including and discounted platform fees will be conspicuously disclosed to the resident prior to checkout. Usage of the property's online alternative payment channel is at the resident's sole discretion.

Management has attached a copy of the rental criteria for this community/premises which will be used to approve an applicant. The review and approval process is done on a first-in, first-reviewed basis. Management does not discriminate based on race, color, national origin, religion, sex, familial status, disability, sexual orientation, gender identification or source of income in the application or leasing process.

Note: This property only accepts electronic payments

Move-in monies must be made with Certified ACH, Certified Credit Card or MoneyGram

Thank you for your interest in our community!

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*Effective as of 10/13/2021

Prices and policies are subject to change without notice



Resident Selection Criteria

Welcome to Lookout Pointe. Before you take the time to rent an apartment, please review our rental criteria. A separate rental application must be processed on all prospective residents 18 years of age or older, or prospective residents under the age of 18 who have been emancipated, and an application fee paid for each applicant. Government-issued photo identification is required to view this community and at application and move-in. All prospective residents will be qualified on the following criteria:

Equal Housing

This community does not discriminate on the basis of source of race, color, religion, national origin, familial status, disability, marital status, age, ancestry, sexual orientation, medical condition, source of income, gender, gender identity, gender expression, genetic information, citizenship, immigration status, primary language spoken, or any arbitrary basis.

Occupancy Guidelines

Applicants must be at least 18 years of age, or emancipated. Our community occupancy allows two plus one per bedroom.

Studio Apartments	Up to 2 occupants
One-bedroom Apartments	Up to 3 occupants
Two-bedroom Apartments	Up to 5 occupants

All adult household members (over the age of 18, or emancipated minors) must qualify as a new resident and be placed on the lease. If the addition of an adult resident exceeds the Occupancy Guidelines, the application may be denied. If the addition of a minor to the household exceeds the Occupancy Guidelines, then the residents may remain in the existing apartment until the end of the current lease term. At the end of the lease term they may transfer (if agreed upon by Owner) to a larger apartment, paying the current rental rate, or move from the property if a larger apartment is not available.

Identification

All visitors must present a valid driver's license or other government issued photo identification in order to view this community.

Application for Residency

An *Application for Residency* must be completed and maintained for each applicant 18 years or older (and emancipated minors) who will be living in the apartment.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence, if applicable. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution.

Credit History: An unsatisfactory credit report will disqualify an applicant from renting an apartment home at this community. An unsatisfactory report is one, which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies in the past 7 years. If the applicant is rejected for poor credit history the applicant may contact the credit-reporting agency that provided the credit report. An applicant rejected for the unsatisfactory credit is encouraged to obtain a copy of the credit report from the agency, correct any erroneous information that may be on the report, and resubmit the application to this community.

Income: Applicants must have a gross income from a legal source that can be verified; income requirements vary per property; check with the community you choose (typical income requirements range from 2.5 to 4 times the monthly rent of the apartment being rented). Applicants with Section 8 or VASH vouchers or other federal, state or local public assistance or rental subsidies will be required to have monthly household income that meets the community's rent to income ration, only for the applicant's share of the stated monthly rent. Examples of legal, verifiable income include but are not limited to: applicant(s) last 2 (two) pay stubs, most recent tax return, proof of assets equal to 1 (one) year's rent, 6 months of bank statements, employment contract, etc., proof of government income such as social security, disability, welfare, etc., proof of receipt of child/spousal support, retirement income, investment income, student loan income, trust fund income, Section 8 or VASH vouchers or other federal, state or local public assistance or rental subsidies, or any other legal, verifiable income.

Pet Limitations: Please confirm animal policy, pet limitations, pet deposits, pet fees and pet rent with the specific community you choose to apply with. Pet limitations can include maximum pounds of and height. A non-refundable pet fee, refundable pet deposit and monthly pet rent will be charged per pet, if allowed. All residents with animals are required to have PRIOR APPROVAL. A Pet Agreement must be on file and must submit a veterinarian statement (no more than 12 months old) establishing the general health of the animal and the status of all required shots. A photograph of all animals may be required. No exotic animals allowed. Dogs of a class with known vicious or aggressive propensity shall not be permitted as pets. Examples of these breeds (but not exclusive): Pit Bulls (Bull Terriers or American Staffordshire Terriers), Rottweilers, German Shepherds, Doberman Pinschers, Chow Chows, Akitas, and Huskies, full blood or mixed at any percentage are PROHIBITED from residing at this community.

Assistance Animals are not considered pets and are not subjected to some of the above limitations (such as breed restrictions and fees). However, you must obtain prior written approval from management before bringing your assistance animal on the property.

This community does business in accordance with Federal, State and Local Fair Housing Law



Resident Selection Criteria

Evaluation

The community evaluates the above information with an analyzation method provided through an independent 3rd party contractor (Western Reporting, Inc.) that weighs the indicators of future rent payment performance. For further explanation of this type of method, please contact the 3rd party contractor.

Conditional Approval

An Additional Deposit will be required if the credit recommendation is returned with "conditional approval" or criteria for any one of Income, Credit or Rental History have not been met, or have only been partially met. All adverse action requirements will be combined when reviewing multiple applications.

Co-Signers

In the event a co-signer is utilized, he/she must complete an Application of Residency and meet all of the Income and Credit Criteria. A co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

Criminal History

Criminal backgrounds on all leaseholders and occupants over the age of 18 will be checked. It is the policy of this community to obtain information on past criminal activities of prospective residents. Such criminal information may include arrests, convictions and pending criminal actions. This community shall not deny applicants solely on the basis of arrests or pending criminal actions. This community shall not allow persons who are on any sex offender list. Likewise, persons with criminal convictions which relate to the manufacture or distribution of controlled substances may be denied. Persons whose convictions relate to possession of controlled substances *may* be accepted if they provide evidence of completion of a treatment program. Persons who have convictions involving violence, gang activity, arson, and injury to persons will be required to provide additional information to establish that they do not pose a risk to the property or the other residents. In evaluating prior criminal history, this community will consider the type of crime, severity of the crime, and the length of time since conviction and release. Terms and conditions of parole and probation may also be considered. Denied applicants may petition for reconsideration by providing information regarding mitigating circumstances and other information that may assist the community in a review of the applicant's criminal history.

Corporate Leases

An application can be submitted in the name of a company as long as the business entity has a valid Federal Tax ID number that is verifiable by the Secretary of State in the state in which the community is located. A credit report will be accessed to determine the company's ability to make timely payments of rent. The company must provide a minimum of three (3) trade references that will be verified. A larger application fee or additional deposit may be required. All occupants over the age of 18 must submit an application and criminal background must be processed and approved prior to occupancy. The above criminal history guidelines will apply.

Automatic Denial of Application

An applicant will be automatically denied if they have been evicted by a landlord in the past 24 months or have a collection or debt owing to previous landlord. Falsification of any information on the rental application will result in an automatic denial of application.

Please note: These are our rental criteria. There may be residents or occupants that have resided at this community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information made available to us by the various reporting services used.

I HAVE READ AND UNDERSTAND THE RENTAL POLICIES OF THIS THIS COMMUNITY.

Signature: _____

Date: _____

Signature: _____

Date: _____

Co Signer: _____

Date: _____

Owner's Representative: _____

Date: _____

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