

QUALIFICATION REQUIREMENTS

The following includes some of the qualification requirements of SK Florida Homes, LLC as “Landlord,” and Nunu Realty, LLC as its “Manager.” It may be revised, modified, or updated from time to time by Landlord at its sole discretion. All applications shall be subject to all applicable laws e.g., local, city, county, state, federal, and in some instances, more restrictive rules governing certain homes such as homeowner associations rules and regulations. These requirements are non-exhaustive and do not constitute a guaranty by Landlord that any prospective applicant meets Landlord’s qualification requirement and criteria.

OCCUPANCY GUIDELINES

The occupancy standard per home is two (2) persons per bedroom, plus one (1) - subject to local laws. Residents who exceed these occupancy standards during the lease term will be required, upon the end of the current lease term, to either: I. transfer into another available home with more bedrooms; or II. move out.

APPLICATION

All individuals 18 years of age or older residing in the home are required to complete an application, undergo the screening process, and provide the necessary documentation, valid government-issued photo identification, and application fee. These requirements also apply to any changes to the leaseholders during the term of the lease. Dependents 18 years of age or older must undergo a criminal background check and provide the necessary documentation and pay the \$100 application fee. The application fee is non-refundable. All applications are reviewed following established screening criteria and using services of RentGrow, Inc., a third-party screening provider, for credit and criminal background checks. RentGrow, Inc. is located at 400 5th Avenue, STE 120, Waltham, MA 02451-8706. Consumers with questions to their credit report or dispute requests should be directed to go to Rentgrow.com or call 800-898-1351.

INCOME

Applicants must have a minimum combined gross income of 3.0 times the monthly rent.

CREDIT REPORT*

A credit report will be obtained on all Applicants to verify credit ratings. Income plus verification of credit history will be entered into a credit screening model to determine rental eligibility and security deposit levels. There are three screening results: approval, approval with additional deposit, or denial. Unfavorable accounts which will negatively influence this score include, but are not limited to: inquiries, collections, foreclosures, charge-off, repossession, absence of credit, and current delinquency. Debt to a previous landlord, and open bankruptcies will result in an automatic denial of the application. Depending upon the screening result, an extra deposit of half to a full month’s rent may be required subject to local or state laws.

CRIMINAL HISTORY*

A criminal background check will be conducted for each Applicant and Occupant eighteen (18) years of age or older. All criminal records are evaluated from the date of disposition, regardless of the Applicant's or Occupant's age at the time such offense was committed.

The application will be denied for any felony conviction up to six (6) years prior to the application date (subject to local laws/requirements). The application will be denied for any felony conviction for any sex and/or terrorism related offense(s) regardless of conviction date. Please remember that this requirement does not constitute a guarantee or representation that Residents or Occupants currently residing in our homes have not been convicted of or subject to deferred adjudication for a felony or sex offense requiring registration under applicable law. There may be Residents or Occupants that have resided in one of our homes prior to this requirement going into effect. Additionally, our ability to verify this information is limited to the information made available to us by the resident background and credit reporting services used.

RENTAL HISTORY

Some credit scoring results will necessitate an evaluation of verifiable rental or mortgage payment history. Applications also depend on the results of a rental history investigation for an approval/denial determination. Applications for residency will automatically be denied for current outstanding debt or eviction.

GUARANTORS

Guarantors will be accepted for Applicants who do not meet the required rent-to-income ratio or credit denials. Only one (1) guarantor per home is permissible. The Guarantor must complete an application and pay the application fee. Guarantors must have a gross monthly income of five (5) times the monthly market rent and meet all other qualifying criteria identified in this screening policy. The Guarantor will be required to sign the lease as a Leaseholder. Guarantors may be relatives or an employer; friends may not serve as a Guarantor.

PERSONAL LIABILITY RENTER'S INSURANCE REQUIREMENT

A minimum of \$100,000 of Personal Liability Insurance coverage is required with Landlord identified as a "Party of Interest" or "Interested Party" (or similar language as may be available) on the renter's liability insurance policy. If you own or care for a pet, a minimum of \$10,000 of Dog Bite Liability Insurance coverage is also required. Evidence of coverage must be provided to Landlord. It is encouraged that Residents obtain and maintain a renter's insurance policy covering loss or damage of personal property.

Please provide proof of coverage to NUNU Realty. Follow these steps to submit your proof of insurance correctly:

1. Create a PDF file of your insurance policy's Declarations Page (typically, a single page)
2. Create an email message with your "Full Name - Renters Insurance - Nunu Realty" in the subject line, attach the PDF file, and send to info@nunurealty.com

ANIMALS

No more than three (3) pets are allowed per home (subject to local laws and HOA Rules and Regulations). Pet fees and/or deposits will be charged for dogs and cats. Dog Bite Liability Insurance is required with evidence of coverage provided to Landlord.



- **Dogs:** The list of domestic dog breeds that are restricted includes: American Pit Bull Terriers, Rottweilers, Staffordshire Terriers, and any dog that has a percentage or mix of any of those breeds. Any canines other than domestic dogs (wolves, coyotes, dingoes, jackals, etc.) and any hybrids of them are not permitted.
- **Cats:** All breeds of domestic cats are permitted.
- **Small animals:** Gerbils, hamsters, and guinea pigs are permitted. Ferrets, rabbits, and chinchillas are not permitted.
- **Birds:** Domestic birds, such as cockatiels and parakeets, are permitted. Birds of prey and non-domestic birds, such as pigeons, are not permitted.
- **Farm animals:** Restricted unless written permission is received from NUNU Realty Management: chicken, goats, horses, and pigs (including pot-bellied pigs).
- **Venomous animals:** All types are restricted.
- **Fish tanks:** Limited to 20 gallons, and predator fish, such as piranhas, are restricted.
- **Other:** The list of other restricted animals includes but is not limited to: skunks, raccoons, squirrels, and monkeys.

SERVICE ANIMALS

With proper documentation, service and assistance animals are exempt from any rent, fees, deposits, breed restrictions, and insurance requirements. The Applicant must fill out the NUNU Realty Reasonable Accommodation/Modification Request Form and Disability Verification Form and take the Disability Verification Form to his/her healthcare provider to verify the statements at the end of the form.

HVAC AIR FILTER REPLACEMENT AND DELIVERY

Heating, ventilation, and air conditioning air filters are required to be replaced by residents every three months. NUNU Realty leases include our air filter delivery service every three months to assist residents with fulfilling their home maintenance resident responsibilities. This service is required as part of the lease at an additional monthly charge above the rental price.

SMOKING

We do not allow smoking inside any of our homes.

POOL FEE

If applicable, Landlord charges a monthly pool service fee which amount may vary state by state.

VEHICLES

Vehicles must be operational and have current registration. All vehicles must be in compliance with all state laws and municipal ordinances. Parking requirements of the municipality and HOA, if applicable, must be followed.

Boats or trailers are not allowed at any time unless approved in writing by landlord.



APPLICATION & MOVE-IN PROCESS

APPLICATION PROCESS

- The application fee (\$100) must be paid online via bank account before submitting your completed application.
- The information you submit will be used to initiate the processing of your application, beginning with a credit and criminal background screening.
- We must verify the information you provided before issuing a full approval, so please be prepared to upload supporting documentation with your initial application.
- A NUNU Realty representative will contact you with your results and provide details on the next steps.
- While your application is valid for 30 days, the home will be placed back on the market if you are unable to comply with any requests for income or identity information.

“COMING SOON” HOMES

Certain homes not yet available for showings can be requested to be seen upon approval from property manager. Please contact us at: info@nunurealty.com

MOVE-IN READY HOMES

To hold a move-in ready home until your Lease Start Date, sign and submit the Lease Agreement and pay the full deposit identified in the Lease Agreement. Both are required within 48 hours of application approval notification. You must also confirm move-in details with your leasing representative.

MOVE-IN DATE

Your requested move-in date is contingent upon management approval. Pro-rated rent can occur contingent upon least start date. Move-in must occur within 14 days of application or sooner, depending upon house availability and market-specific requirements.



INCOME DOCUMENTATION

Please review and have the following forms of acceptable income documentation before you apply to expedite the application process. Additional supporting documentation may be requested. We cannot accept copies that are illegible or screenshots of a website.

Hourly/Commission*: Applicants must provide their most recent three (3) consecutive paystubs and one (1) complete month of personal bank statements (detailed version, including transactions). Additional months may be requested.

*No joint bank accounts may be used unless all joint owners apply as leaseholders. No prepaid or PayPal accounts will be accepted. Tax refunds will not be accepted as monthly income.

Salaried Applicants*: Applicants must provide their most recent three (3) consecutive paystubs and one (1) complete month of personal bank statements (detailed version, including transactions). Additional months may be requested.

*No joint bank accounts may be used unless all joint owners apply as leaseholders. No prepaid or PayPal accounts will be accepted. Tax refunds will not be accepted as monthly income.

Relocation: Offer letter or income verification from the Applicant's Employer: must be current or for a job starting within 30 days of move-in, on company letterhead (or notarized) and signed by the appropriate Human Resources or authorized company officer, with their contact information.

Self Employed: Applicants must provide the most recent three (3) consecutive months of personal bank statements (detailed version, including transactions) if necessary additional months may be requested alongside Tax return, W-2 or 1099. Bank Statements are required to calculate the gross monthly earnings per household. Transfers will not be included in the calculations. No Corporate bank statements may be used. No joint bank accounts may be used unless all joint owners apply as leaseholders. No prepaid or PayPal accounts will be accepted. Financial statements One (1) month may be accepted (or prior year-end statement if prior to April 15) BUT must be prepared and submitted by a Certified Professional Accountant, tax accountant, or other certified banking representative along with their contact information.

Social Security disbursement letters: A disbursement letter from the current year showing monthly amount or statement.

Child support: A court order or notarized letter from an attorney representing the terms of proposed assistance. Additional documents may be necessary.

Savings Account: If savings account will be used as proof of income, additional deposits may be required.

Tax Return, W-2, or 1099*: Must be combined with one (1) full month of your most recent personal bank statement (detailed version, including transactions) showing current employment.

*Note: A return from the previous year will not be accepted after April 15 unless proof of a tax filing extension is submitted with the previous year's tax return. A W-2 OR 1099 from the previous year shall not be accepted after January 31.



DISCLOSURES

APPLICATION DOES NOT CREATE A LEASE

This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

AUTHORIZATION FOR CREDIT AND BACKGROUND CHECK

Applicant hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant which Landlord or Landlord's agents deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.

USE OF INFORMATION

The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Landlord and Landlord's agents may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.

COMMITMENT TO EQUAL HOUSING

Landlord and Landlord's agents are committed to compliance with all federal, state, and local fair housing laws. Landlord and Landlord's agents will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Landlord and Landlord's agents will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expenses.

FALSIFICATION OF APPLICATION

Any falsification in Applicant's paperwork will result in the automatic denial of Application. In the event that an Applicant falsifies his/her paperwork, owner has the right to hold all deposits and fees paid to apply towards liquidated damages.

DEPOSITS AND MOVE-IN MONIES

Deposits (e.g., security and pet deposits) and move-in monies (e.g., rent and HOA fee) require two (2) separate certified forms of payment. For more info Contact us at info@nunurealty.com

