

RENTAL APPLICATION NOTICE

NOTICE: Your application will not be denied solely because you have an eviction record or solely because your credit score or screening score derived, in whole or in part, from a tenant screening report which falls below a specific numerical threshold. We will make our decision to rent to you after reviewing your specific application and conducting an individualized assessment based on our uniform screening criteria. If your application fee is refunded to you or was never collected from you because your application was never reviewed for consideration for a lawful reason, you will not receive a statement with the reasons for the denial or copies of any documents obtained from a third party for the purpose of establishing your eligibility. Additionally, your application will not be denied based in whole, or in part, on the following:

1. Credit information or credit report, tenant screening report, or any other consumer report demonstrating a failure to pay rent or utility bills during COVID-19 emergency periods.
2. The following events in an eviction history or eviction record:
 - (a) any eviction proceeding pursuant to Pennsylvania law, or other equivalents in other states, that did not result in a judgment in favor of the plaintiff; or
 - (b) any sealed record of an eviction proceeding; or
 - (c) any eviction judgment against you that has been vacated or marked satisfied pursuant to Pennsylvania law; or
 - (d) any eviction case filed, or eviction judgment that was entered, four or more years before the application to rent was submitted;
 - (e) an eviction proceeding brought against you during the Covid-19 emergency period, other than an eviction based on violent or dangerous criminal activity that resulted in a judgment against the tenant.
 - (f) any eviction proceeding where a judgment by agreement is currently in place, or where the judgment by agreement has been marked satisfied or vacated, or is otherwise resolved.

If your application is denied, you may notify us by written or electronic means of your intent to dispute or request reconsideration of the denial within forty-eight (48) hours after receiving the denial. Thereafter, you may provide to us within seven business days after such denial, and we will consider the following:

1. any evidence that information relied upon by us was inaccurate or incorrectly attributed to you or was based on prohibited screening criteria.
2. any evidence of mitigating circumstances relating to the grounds for denial to establish whether the applicant shows a readiness to satisfy the obligations of

tenancy, which may include, but shall not be limited, to credible information showing:

- (a) a history of on-time rental payments by the prospective tenant that otherwise may not appear in a background check;
- (b) that a prior eviction of the prospective tenant based on nonpayment of rent was based, in whole or in part, on rent not owed by the prospective tenant;
- (c) new or increased income of the prospective tenant that is reliable and sufficient to cover rental costs;
- (d) letters of recommendation provided on behalf of the prospective tenant by employers or former housing providers;
- (e) changes in circumstances that would make prior lease violations by the prospective tenant less likely to reoccur.

By signing below, you acknowledge receipt of a copy of our uniform screening criteria.

Resident