



Kairos Living Qualification Requirements

This document details the Kairos Living Tenant Qualification Requirements, as well as additional information regarding the Kairos Living application and approval processes. It may be revised, modified or updated at any time by Kairos Living at the sole discretion of Kairos Living. Applicants may be subject to additional qualification criteria by local municipalities or homeowner's associations (HOAs) where applicable.

Application Process

- All adults, 18 years of age and older, or considered to be an adult by law, who are applying to occupy the Home are required to complete the application in its entirety.
- Applicants confirm that all information provided is true and accurate and acknowledge that any falsification on the application or doctoring of any required documents will result in an automatic denial.
- Applicants may be required to pay an application fee to authorize the processing of an application, unless otherwise noted.
- If Approved, all Applicants are required to sign their Lease within 24 hours of Lease Generation. In the event the Lease is not signed within the 24-hour time period Kairos Living at its sole discretion may elect to cancel the application and place the home back on the Market.
- Once the Lease is executed, Applicants must pay one full month's rent within 24 hours online, in their Tenant's Portal with a Debit Card or ACH Payment, or through another payment method if expressly defined at Kairos Living's sole discretion. If funds are not received within 24 hours of Lease Execution, Kairos Living at its sole discretion may elect to cancel the Application and/or Lease and place the home back on the market.
- All Applicants are required to provide Proof of Identity in the form of valid, current, government issued photo identification.

Fair Housing Commitment

- All Landlords and Landlord's agents provide equal housing opportunities to all Applicants regardless of race, color, religion, national origin, sex, handicap, familial status or any other protected status.

Renter's Insurance

- All Kairos Living Residents are required to procure Renter's Insurance with a minimum of \$100,000 in Personal Liability Coverage and Kairos Living listed as a "Party of Interest". This documentation must be provided to Kairos Living prior to move in.



Pet Policy

- One-time pet fees and recurring monthly pet rents will apply.
- All pets living in the home must be disclosed to Kairos Living and are subject to the approval of Kairos Living. Pets are limited to cats and / or dogs only.
- Additional Pet qualification criteria and rules from local municipalities or homeowner's associations (HOAs) may apply.
- Assistive animals for persons with disabilities are not considered to be pets and are thereby not subject to Kairos Living pet policy. Assistive animals require documentation from a medical professional.

Rental Criteria

- 1) Applicants and Occupants** - All Applicants must be 18 years of age or older to enter an executed lease contract.
 - All persons occupying the property need to be identified in the application and disclosed to Kairos Living. This includes all minors under the age of 18.
- 2) Occupancy Limits** – Kairos Living occupancy limits vary by region based on local city, county and state laws.
- 3) Criminal Background Check** – A criminal background check will be run for every Applicant.
 - Criminal histories presented through the applicant screening process pertaining to any act that poses a threat to household, neighborhood, vendors, Kairos Livings' employees, or the physical property itself may result in an automatic denial of the application.
- 4) Rental History** – Applicants will be required to provide rental history for at least the past 2 years. Additionally, a rental history check will be run for every Applicant.
 - Prior evictions, filed or enforced, may result in an automatic denial of the application.
 - Any outstanding debt or judgment owed to any prior landlord may result in an automatic denial of the application.
 - Kairos Living may request rental history verification if unable to verify the rental history information provided by any of the Applicants.
- 5) Credit** – A Review of credit history will be entered into a scoring model to determine creditworthiness.
 - An insufficient credit risk score may result in an automatic denial of the application.
 - Open bankruptcies may result in an automatic denial of the application.
 - **Scores that are considered moderate to high risk may result in a more detailed credit history review and/or an increased security deposit.**



- 6) Income** – The minimum gross income, totaled among all qualified Applicants, is considered to be three times the monthly rent.
- Applicants that are employed will be asked to provide proof of income in the form of, at minimum, the previous three paystubs or full bank statements for the previous 2 months.
 - Applicants with an offer of employment or transfer of role from their previous employer are required to provide an official and verifiable Offer Letter and/or Transfer Letter on employer letterhead confirming terms of compensation and start date. The letter must be signed and dated by the offeror and include contact information for the offeror.
 - Additional income sources including social security, child support, disability, retirement and housing choice vouchers are accepted.
 - Additional income sources must be verified through applicable documentation to be considered part of the Applicant’s gross monthly income.

Additional Documentation

- Kairos Living, at its sole discretion, may require additional income or credit documentation such as complete Bank Statements from any or all Applicants before making a final Approval decision.
- If additional documentation or verification is not provided by the Applicant, Kairos Living at its sole discretion may elect to cancel the application.

Employment Verification

- Prior to Move In, all Applicants claiming Employment as their source of income will need to facilitate the completion of an Employment Verification.
- Employment Verification forms will be sent by Kairos Living and need to be completed in full, and returned to Kairos Living, by a member of the Applicant’s Employer’s Human Resources Department.
- Employment Verification can also be completed, where applicable, through Equifax or another comparable and qualified credit bureau.

Application Does Not Create a Lease

This application, even if accepted, shall under no circumstances be considered a Lease between Applicant and Kairos Living, or an offer to lease. No lease shall exist between Applicant and Kairos Living unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, security deposits (where applicable) and rent.

Applicant Signature: _____ Date: _____
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