

DISCLOSURES

Co-signer Policy:

A person will qualify as a co-signer if they:

- Have very good established credit with a minimum credit score of 680.
- Meet all the general requirements listed above.
- Have a monthly gross income of six (6) times the stated rental amount.
- Have a credit history with zero (0) negative reports.
- Multiple co-signers will not be permitted to be combined to meet the co-signer requirement.

Disabled Accessibility Statement:

If a disabled person requests a reasonable modification, L Moore allows existing premises to be modified at the full and complete expense of the disabled person if the disabled person agrees to restore the premises (per fair housing guidelines) to the pre-modified condition at their own expense. We may require:

- a) The applicant to seek written approval from the landlord before making any modifications.
- b) Reasonable assurance (in writing) that the work will be performed in a workmanlike manner.
- c) Reasonable details regarding the extent of the work to be performed.
- d) Names and contact information of the qualified contractors to be used.
- e) Appropriate building permits and licenses must be obtained and made available to the landlord for inspection.
- f) A deposit for the restoration may be required.

Pets/Smoking/Fees/Additional Rules:

If the property you have applied for accepts your pet, the security deposit shall be increased by \$450 per pet. No more than two pets are allowed on any property. The following breeds are prohibited and are not accepted due to insurance limitations on liability: Pit Bulls and Staffordshire Terriers, Doberman Pinschers, Rottweilers, German Shepherd, Chows, Great Danes, Presa Canarios, Akitas, Alaskan Malamutes, Siberian Huskies, Wolf-hybrids or any mixed breed containing any portion or characteristic of these breeds. See sample Pet Agreement terms and conditions: www.LMooreinc.com

Smoking Disclosure

All of our properties are smoke free, so smoking is absolutely prohibited in or on any of our properties. Therefore, all cigarettes, tobacco products, e-cigarettes, marijuana, and any other substance commonly smoked, is not allowed on the property.

Marijuana Disclosure

The growing or use of marijuana is strictly prohibited at all of our properties.....no exceptions.

Fee Disclosure (Subject to change prior to execution of rental agreement)

Late Fee	Flat fee equal to 10% of total Monthly Rent
NSF Fee	\$35.00.
Smoke alarm/tamper/removal fee	\$250.00 per device, per incident.
Lockout Fee	\$75.00 or actual expense if vendor is used
Non-Compliance Fee	\$50.00 per incident after the first warning*

*Note: A fee of 5% of the monthly rental amount will be added after the second same or similar offense within one year of the first warning in addition to the \$50 fee. Non-compliance fees can be assessed for the following:

1. Late payment of utility. 2. Failure to clean pet waste. 3. Failure to clean garbage/rubbish. 4. Parking violations or improper use of vehicles. 5. Smoking in or on the property. 6. Unauthorized pet at the property.

EXPERIAN Reporting: We report your monthly rent due, on time payments, and any unpaid amounts to Experian Credit Reporting Bureau. As long as your rent is paid in a timely manner, this will help you build your credit score!