

QUALIFICATION STANDARDS

THE BRONA / BLOOMINGDALE, NEW JERSEY

PROPERTY OWNER D4 Properties, LLC	PROPERTY Brona @ Bloomingdale	EFFECTIVE September 2026
ADDRESS 62 Main Street, Bloomingdale, NJ	DOCUMENT Prospective Residents	VERSION NJ / 1.0

A clear, consistent standard for every applicant.

These standards outline the general criteria used to evaluate prospective residents. Each application is reviewed based on the information submitted, screening results, applicable law, and the requirements below. Meeting these standards does not guarantee approval.

01 FAIR HOUSING

- D4 Properties, LLC complies with the Federal Fair Housing Act and all applicable New Jersey and local fair housing laws.
- Applicants are considered without discrimination based on any characteristic protected by applicable law.

02 APPLICATION REQUIREMENTS

- Each person age 18 or older who will occupy the residence must complete an application and, if approved, sign the lease.
- Applications must be complete, accurate, and truthful. Materially false, incorrect, or misleading information may result in denial or cancellation of approval.
- Applicants may be asked to provide additional documentation when identity, address, income, or other screening information cannot be verified.

03 INCOME & EMPLOYMENT

- Household income must be sufficient to support the monthly rent and ordinary household obligations.
- Income and employment must be verifiable through documentation acceptable to D4 Properties, LLC or its screening provider.
- Alternative lawful sources of income will be considered as required by applicable law.

04 CREDIT & RENTAL HISTORY

- Credit information may be reviewed as part of the overall application. Limited or unsatisfactory credit may result in denial or conditional approval, subject to applicable law.
- Rental or mortgage payment history may be considered, including documented late payments, unpaid balances, judgments, evictions, skips, or other material payment defaults, to the extent permitted by law.
- When a consumer report contributes to an adverse decision, required notices and reporting-agency information will be provided in accordance with applicable law.

05 IDENTITY VERIFICATION

- Each applicant must provide a valid government-issued photo ID and successfully complete any identity-verification process required for the application.
- Accepted identification may include a driver's license, passport, military ID, or other valid government-issued photo identification.

06 SCREENING & LEGAL COMPLIANCE

- Applications may be screened through third-party services for information permitted by applicable law.
- Any screening related to sanctions, criminal history, or other legally regulated records will be conducted only to the extent permitted by federal, state, and local law and in accordance with applicable notice requirements.
- D4 Properties, LLC reserves the right to decline an application when legally permitted based on verified information that materially affects tenancy or compliance with lease obligations.

07 GUARANTORS & CONDITIONAL APPROVAL

- A guarantor or other lawful condition may be requested when an applicant does not independently satisfy the applicable qualification criteria.
- A guarantor must provide required application information, demonstrate sufficient verifiable income, and satisfy applicable screening standards.
- Any security-deposit or guarantor requirement will remain subject to New Jersey law.

08 SECURITY DEPOSIT & MOVE-IN FUNDS

- Security deposits, move-in funds, and the form of payment required at move-in will be stated in the lease or approval communication and will comply with applicable New Jersey law.
- Conditional approval may include lawful additional requirements where permitted.

09 OCCUPANCY

- Occupancy is governed by applicable state and local requirements and by the lawful occupancy limits for the residence.
- Every person who will reside in the apartment must be disclosed during the application process and listed as required in the lease.
- Changes in household composition may require prior approval, updated documentation, and re-qualification where permitted.

10 PETS & ASSISTANCE ANIMALS

- Pets are permitted only in accordance with the property's current pet policy, including any applicable restrictions, fees, and monthly charges.
- Requests involving service animals or assistance animals will be handled separately in accordance with applicable fair housing and disability laws.

11 APPROVAL & CONTINUING ACCURACY

- Approval is based on the information available at the time of review and may be revoked before lease execution if material information is found to be inaccurate, incomplete, or no longer current.
- Qualification standards may be updated from time to time. The standards in effect when an application is submitted will govern, subject to applicable law.

APPLICANT ACKNOWLEDGMENT

I acknowledge that I have received and reviewed these Qualification Standards. I understand that the application is subject to verification, screening, the terms of the lease, and applicable law.

Applicant Name

Applicant Signature

Date

Co-Applicant Name

Co-Applicant Signature

Date

This document is intended as a general leasing standard and should be reviewed with counsel before use. Applicable law and the executed lease control in the event of any conflict.