



SELF STORAGE APPLICATION GUIDELINES

Lane Properties of Charleston LLC is committed to comply with all federal, state, and local FCRA laws. It is our policy to comply with all laws that prohibit discrimination, including those that forbid discrimination based on race, color, religion, national origin, sex, familiar status, or disability, and any other local laws protecting specific classes.

In order to assist you with your decision on your self storage we are providing here a list of guidelines that we use to qualify tenants in our facilities. Nothing contained in these requirements constitutes representation by Lane Properties of Charleston LLC that all customers currently renting on our facilities have met or currently meet these guidelines.

In order to apply, you must provide a valid, government-issued photo ID at the time of application processing for each Applicant aged eighteen (18) and older.

1. CREDIT

Pre-existing delinquent accounts owed Lane Properties of Charleston LLC, may result in denial.

2. CRIMINAL

A criminal background check will be conducted for each Applicant aged eighteen (18) and older.

The application will be denied for any of the following reported criminal related reasons:

Felony convictions

- Sex Offender Registration (9608 & 9601)
- Threat/Terrorizing Related Offenses
- Murder, Homicide, Manslaughter Related Offenses
- Sexually Oriented Offenses
- Abuse/Assault and Battery Related Offenses
- Manufacturing or Narcotics Related Offenses
- Abduction/Kidnapping Offenses
- Arson Related Offenses
- Theft, Robbery, B & E Related Offenses (within the past 7 years)
- Firearms, Weapons, Explosives Related Offenses (within the past 7 years)
- Gang Related Offenses (within the past 7 years)
- Pornography Related Offenses
- Marijuana, General Drugs, Paraphernalia Related Offenses (within the past 7 years)



Misdemeanor Convictions

- Threat/Terrorizing Related Offenses
- Murder, Homicide, Manslaughter Related Offenses
- Sexually Oriented Offenses
- Abuse/Assault and Battery Related Offenses
- Manufacturing or Narcotics Related Offenses
- Abduction/Kidnapping Offenses
- Arson Related Offenses
- Theft, Robbery, B & E Related Offenses (within the past 7 years)
- Firearms, Weapons, Explosives Related Offenses (within the past 3 years)
- Gang Related Offenses (within the past 7 years)
- Pornography Related Offenses
- Marijuana, General Drugs, Paraphernalia Related Offenses (within the past 12 months) *

* Conditional

**Registered sex offenders will be automatically denied (resident, applicant, or occupant).

** Any of the above-related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication," or an active status on probation or parole resulting from any of the above, must meet the same time frames as it pertains to the charge.

3. WHAT ELSE IS DONE WITH MY PERSONAL INFORMATION?

Management does reserve the right to report any defaulted lease commitment to a credit database and to pursue collection of unpaid rent. Information obtained from the applicant during the application process may be used for those purposes. Otherwise, personal information provided during the application process is never used again.

4. APPLICATION DISCLAIMER

All individuals aged eighteen (18) and older must submit an application. For an application to be approved, it must comply with all guidelines and rental criteria. The screening process is simply a check of your personal information against various federal and state databases. These can include: state corrections, state and county convictions, federal convictions, FBI Most Wanted, OFAC, DEA, Sex Offender and Social Security Fraud databases.

Any falsification in application paperwork will result in the automatic rejection of the application. In the event that an Applicant falsifies his or her paperwork, Owner has the right to hold all deposits and fees paid to apply towards liquidated damages.