



GalaxyRentals
DISCOVER A GALAXY OF COMFORT

DISCOVER OUR 3-STEP
COMPLIANCE PROTOCOL

ABOUT US

National corporate housing provider on a mission to bring our corporate clients exceptional stays everywhere.

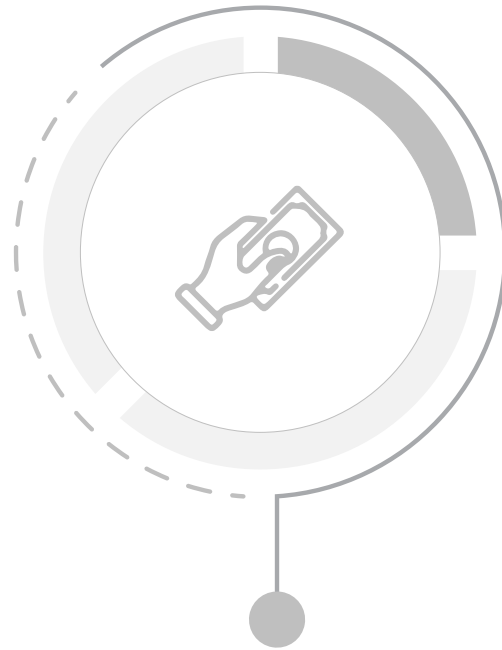
With our quality stays and our long standing relationships with top corporate clients in tech, consulting, and construction companies, Galaxy Rentals has consistently brought satisfaction to our customers as well as positive reviews to our leasing partners.



HOW DOES IT WORK?



We sign a lease with you.



We pay you regular monthly rent.



We provide accommodations for our vetted corporate clients coming into town.



We take care of cleaning and maintenance of the home.

WHY DOES GALAXY RENTALS HAVE A 3-STEP GUEST COMPLIANCE PROTOCOL?



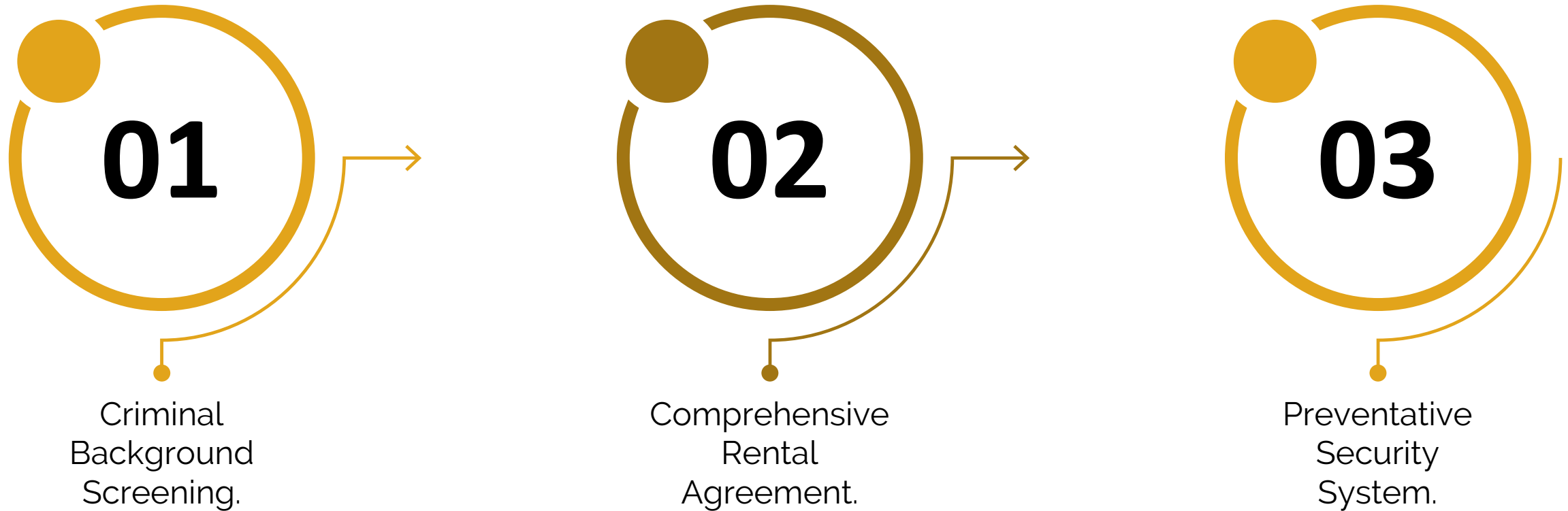
Galaxy Rentals was founded on a core principle of trust and respect. As a short-term rental company, Galaxy Rentals obtains leases in multifamily apartment communities alongside other tenants as neighbors.



Galaxy Rentals strives to accommodate the best guests and wants our tenant neighbors to feel safe and secure. Additionally, our protocol decreases the risk of theft, damage, and/or criminal activity.



WHAT IS GALAXY RENTALS'S 3-STEP GUEST COMPLIANCE PROTOCOL?



CRIMINAL BACKGROUND SCREENING

01

This is the first compliance step that occurs when a potential guest requests to book with Galaxy Rentals.

02

The primary guest on all Galaxy Rentals reservations, regardless of the booking platform, is screened for criminal background.

03

A guest must successfully pass all levels of Galaxy Rentals screening process or their reservation will be canceled.

HOW DOES GALAXY RENTALS PERFORM A CRIMINAL BACKGROUND SCREENING?



Upon making a reservation, Galaxy Rentals automatically sends an email requiring the guest to verify their identity and submit their information for a criminal background screen.



The link provided takes them to Galaxy Rentals criminal screening tool, TransUnion Smart Move.



The guest is asked for their full legal name, previous addresses, social security number, and date of birth.



A criminal background report is sent securely to Galaxy Rentals where our Trust & Safety Manager analyzes the results and makes a decision based on Galaxy Rentals screening policy.

WHAT IS GALAXY RENTALS'S SCREENING POLICY?



No severe criminal convictions and sex offenses including but not limited to murder, terrorism, rape, assault, battery, and child abuse.



Our screening checks the OFAC list and public state and country criminal records as well as state and national sex offender registries.



For lesser charges, Galaxy Rentals screening policy takes several factors into account, such as the severity of the charge, when the charge was placed, and the type of offense.

HOW IS A CRIMINAL BACKGROUND SCREENING PERFORMED WHEN BOOKED ON OTHER PLATFORMS?

All of our listings on Airbnb and VRBO require the guest to be ID-verified with a satisfactory background screening. Airbnb's verification process checks multiple facets of a guest's identity:



A guest's first and last name and date of birth.



For United States residents, certain databases of public state and county criminal records are checked, as well as state and national sex offender registries for criminal convictions and sex offender registrations. For a guest who lives outside the United States, to the extent permitted by applicable laws and to the extent available, they may obtain the local version of background or registered sex offender checks.



HOW IS A CRIMINAL BACKGROUND SCREENING PERFORMED WHEN BOOKED ON OTHER PLATFORMS?

Multiple FCRA-compliant vendors are used to conduct felony conviction checks, national sex offender searches, as well as global sanctions reviews including OFAC and terrorist watch lists.

These checks cover digitized criminal court records, department of correction records, wanted lists, global watchlist records, and all available state sex offender registries that exist online in the U.S.

In addition, they also cover domestic and foreign watch lists and sanction lists, such as domestic and international fugitives, FBI lists (i.e. terrorism, most wanted, white-collar criminals), Interpol, politically exposed people, U.S. Dept of Treasury lists, Drug Enforcement Administration (DEA) lists, and many others.



SAMPLE CRIMINAL SCREENING

Criminal Report

Applicant Data as Entered
Name: Mark Hansen
Requested By: Automation Criminal
Property: Automation_criminal
Date/Time: 02/15/2016 4:27 PM (Mountain)

MARK HANSEN
State: Colorado

Photo Unavailable

Aliases
No aliases found

Physical Features
PHYSICAL DETAILS
Sex: M
Height: 5'07"
Weight: 170 lbs.
Race: Caucasian

PERSON PHYSICAL FEATURES
No physical features listed

Summary:
Summarizes the total number of offenses listed on the report.
More detail about each offense can be found below.

Comments:
Includes any additional information from the court about each offense.

Court Action:
The Activity type field reflects the offense information contained in the record. The Court Record ID is the reference number the court uses to look up an offense.

Court:
States where the court is.

Court Charge:
The Charge Degree field provides certain information including the severity of the offense, the result of the charge and other information the landlord can use to conduct additional research.

Summary

Incident(s)	Booking(s)	Arrest(s)
0	0	0
Court Action(s)	Sentencing(s)	Supervision(s)
1	0	0

Comments

Status: Closed/Inactive	Charge Number: 1	Citation Number: 350CV5
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Court Action

Activity Type: Jury Trial Motor Vehicle	Court Record ID: 03K12001588
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Court

ORGANIZATION JURISDICTION
Jurisdiction Description: Circuit Court For Baltimore County - Criminal System

Court Charge

Effective Date: 2015-12-03
Charge Sequence ID: Charge Number: 1
Charge Description: Exceeding Maximum Speed: 81 Hgh In A Posted 55 Hgh Zone

CHARGE CLASSIFICATION
Charge Degree: 5

CHARGE DISPOSITION
Charge Disposition Additional Information: Status: (Citation Number: 350cv5)
Charge Disposition Date: 2015-12-05
Disposition: Nulla Prosequi

CHARGE STATUS
Expiration Date: 2015-12-03

CHARGE STATUTE
Statute Code ID: 1A.21.801.1

Disposition
Disposition: 4-220 PBJ.

Applicants | Property Info | Services & Payment | Add Applicant

NAME	STATUS & ALERTS	RECOMMENDATION	REPORTS	RESIDENTSCORE	ACTION
 Norman Hamilton nhamilton101@gmail.com	<p>COMPLETED</p> <p>Score Factors</p> <ul style="list-style-type: none"> Too many inquiries Inefficient payment activity over the last year Not enough balance decreases on active non-mortgage accounts Number of delinquent accounts is too high in proportion to total number of accounts 	ACCEPT	 CRIMINAL	778	

Employment & Income Information

Employment Status:	Employed	Other Income:	N/A
Employment Income:	\$120,000.00 Per Year	Assets:	N/A

PLEASE CLICK THE FOLLOWING LINKS TO VIEW SAMPLE SCREENINGS

Exhibit A

Exhibit B

Exhibit C

Exhibit D

COMPREHENSIVE RENTAL AGREEMENT



This is the second compliance step that occurs when a potential guest requests to book with Galaxy Rentals.



The primary guest on all Galaxy Rentals reservations, regardless of the booking platform, must legally sign off on our agreement.



The guest's signature is legally binding with timestamps and IP address.

RENTAL AGREEMENT

I. The Parties

This Short-Term Rental Agreement ("Agreement") made on [BCRE] is between the following:

One (1) individual(s) known as [CFULL] with a mailing address the same as the Property Address ("Guest(s)").

AND

A business entity known as Galaxy Rentals LLC with a mailing address of 1390 Ottawa Ave, San Leandro, CA, 94579 ("Host").

Host and Guest(s) ("Parties") agree to the following terms and conditions:

II. The Property

The Guest(s) agrees to rent the residential dwelling with a mailing address of [PADDRESS] ("Property"). The Property consists of [PBEDS] bedroom(s) and has [PBATHS] bathroom(s).

III. Furnishings

The Property shall be furnished by the Host. Host shall provide the following furnishings as part of this Agreement:

Bedroom Set(s) - Including but not limited to beds, pillows, sheets, nightstands, and lighting fixtures.

Dining Room Set(s) - Including but not limited to tables, chairs, and other items that complete a dining room set.

Kitchenware - Including but not limited to pots, pans, utensils, cleaning supplies, and other everyday items that complete a kitchen set.

Living Room Set(s) - Including but not limited to couches, chairs, sofas, televisions, desks, and other common living room items.

Sample Rental Agreement

PREVENTATIVE SECURITY SYSTEM

Galaxy Rentals employs post-confirmation protocols to ensure safety of all community residents.

RING CAMERA

for Front Door Surveillance

This protocol allows Galaxy Rentals Trust and Safety Manager to enforce occupancy, arms, and behavioral rules.



PREVENTATIVE SECURITY SYSTEM

Galaxy Rentals employs post-confirmation protocols to ensure safety of all community residents.

SMART LOCK

For access security.

This protocol controls access to any Galaxy Rentals unit by providing guests with a one-time code only valid for the duration of their reservation. A separate unique code and key is given to our Partners.



PREVENTATIVE SECURITY SYSTEM

Galaxy Rentals employs post-confirmation protocols to ensure safety of all community residents.

NOISE AND SMOKE DETECTOR

This protocol allows Galaxy Rentals Trust and Safety Manager to enforce smoking and noise rules.



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THANK YOU

We look forward to partnering with you!