

MNS Rentals

APPLICATION FOR RENTAL

Notice: All adult applicants (18 years or older) must complete a separate application for rental.

The undersigned hereby makes application to rent an Apartment at **MNS Rentals**.

APPLICANT INFORMATION					
LAST NAME Morris	FIRST NAME William	M.I. James Montgomery	SSN ***-**-****	DRIVER'S LICENSE #	
BIRTH DATE 6/19/2004	PHONE #1 (619) 990-6383	ALTERNATE PHONE	EMAIL wjmorris2004@gmail.com		
CURRENT ADDRESS					
STREET ADDRESS 38 Westland Ave Apt 26			CITY Boston		
STATE MA	ZIP 02115	DATE IN 9/1/2023	DATE OUT current	MONTHLY RENT \$3,800.00 / Mo.	
LANDLORD NAME Westland Ave LLC			LANDLORD PHONE (617) 221-7861		
EMPLOYMENT & INCOME INFORMATION					
OCCUPATION Actor		EMPLOYER/COMPANY Self-Employed		SALARY \$25,000.00/Yr.	
SUPERVISOR Self		SUPERVISOR PHONE	START DATE	END DATE current	
EMPLOYER ADDRESS 38 Westland Ave Apt 26		CITY Boston	STATE MA	ZIP 02115	
BACKGROUND INFORMATION					
Have you ever filed for bankruptcy? NO					
Have you ever willfully or intentionally refused to pay rent when due? NO					
Have you ever been evicted from a tenancy or left owing money? If yes, please provide Property Name, City, State, and Landlord Name. NO					
ADDITIONAL INFORMATION					
AQUARIUM? NO	WATERBED? NO	BOAT? NO	MOTORHOME? NO	MOTORCYCLE? NO	OTHER? NO
OTHER INFORMATION					
HOW DID YOU HEAR ABOUT THIS PROPERTY? Streeteasy.com					
UNIT APPLYING FOR: 2C	PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION We are very excited to move to New York City, and are hoping this will be the right place for us. Both of us recently finished being full-time students, and will now be self-employed. Both myself, Morris, and Blair have a combined savings of over 250k liquid, which we will use to pay rent. We look forward to hopefully hearing from you soon.				

I hereby warrant that all statements set forth above are true.

I understand that a consumer report and/or an investigative consumer report may be requested in connection with my prospective or continuing housing or guarantor application with **MNS Rentals** through RP On-Site LLC (On-Site). I understand that these reports may include information concerning my character, employment and income verification, general reputation, personal characteristics, public records information, criminal records information, education, qualifications, motor vehicle record, mode of living, credit and indebtedness information, and any other information which may reflect upon my potential for tenancy or guarantor status gathered from any individual, organization, entity, agency, or other source which may have knowledge concerning any such items of information.

I understand that **MNS Rentals** may require income and employment verification in connection with my application. I further understand that income and employment verification require access to my employment, income, and payroll related information. I authorize and consent to the access to, use, and release of such information by On-Site, Trans Union LLC, and other applicable credit bureaus for the purpose of providing the verification services in relation to my application and during the course of any ongoing lease obligation arising from such application.

I understand that if an investigative consumer report is requested about me, I have the right to make a written request to **MNS Rentals**, within a reasonable period of time, for complete and accurate disclosure of the nature and scope of the investigation requested.

I consent to the delivery of all notices or disclosures required by law via any medium so chosen by **MNS Rentals** or On-Site, including but not limited to email or other electronic transmission. I understand that all notices shall be deemed received upon being sent.

By submitting this application, I certify that I have read and fully understand the disclosures and my rights detailed above and authorize On-Site to obtain, for the purpose of determining my eligibility for initial or continued tenancy or guarantor status, a consumer report and/or investigative consumer report and to disclose all information obtained by On-Site to **MNS Rentals**, its affiliates, and assigns now and in the future. I also certify that I have read and fully understand my rights under the FCRA available at <https://www.on-site.com/resources/consent/fcraDisclosuresConsent.pdf>.

I understand that, upon written request, I will be informed whether or not a consumer report or an investigative consumer report was requested and, if such a report was requested, informed of the name and address of the credit reporting agency that furnished the report. With regard to "investigative consumer reports", I further understand that when I receive the name and address of the consumer reporting agency, I may request a copy of such report by contacting such agency. I acknowledge that I have received and read Article 23-A of the New York Correction Law (<https://www.on-site.com/resources/consent/correctionLawArticle23a.pdf>)

APPLICATION FOR WILLIAM JAMES MONTGOMERY MORRIS SUBMITTED ONLINE on August 12, 2026



Signed by William James Montgomery Morris

Wed Aug 12 2026 01:54:28 PM EDT

Key: 6BA79FF1; IP Address: 10.33.14.4

William James Montgomery Morris (*Applicant*)

Date

The following charge(s) will appear on your card statement as "MNS Rentals"

Application Fee for William James Montgomery Morris - Charge Details

Name on Card	Account Number	Reference Number	Authorized
Amanda Montgomery	XXXXXXXXXXXX0774	16845858	\$20.00

This card has been authorized for the amount above and will be charged when the application is processed.



Commission On
Human Rights

NYC Fair Chance Housing Notice: Criminal Records

As of January 1, 2025, in NYC, it is illegal for most housing providers to discriminate on the basis of a conviction history in rentals or sales, including co-ops and condos.

The protections of the NYC Fair Chance Housing Law apply to current tenants as well as applicants.

It is a violation of the Law for covered housing providers to:

Make statements about criminal background checks or criminal records or express limitations on this basis in ads and applications

Treat applicants or tenants differently because of a conviction history except as allowed by the Fair Chance Housing Law.

Covered housing providers **may NEVER** change the terms of a sale or lease because of a conviction history. Covered housing providers **may** revoke a housing offer or decline to renew a lease **ONLY** based on limited kinds of convictions and **ONLY** when they follow the requirements of the Fair Chance Housing Law.

The NYC Fair Chance Housing Law does not require housing providers to run criminal background checks. Any housing provider can accept a renter or buyer without following the steps below. The steps below are only for covered housing providers that choose to run a background check.



If a Covered Housing Provider Chooses to Run a Criminal Background Check: You Have Rights.

Covered housing providers **must first** consider your general housing eligibility (ability to meet lease terms) AND make a conditional offer of housing. **Only after** this conditional offer is it lawful for a covered housing provider to run a criminal background check.

Before conducting a criminal background check, covered housing providers must:

- Make you a conditional offer of housing AND
- Give you a copy of this notice explaining your rights

Housing providers are also responsible for compliance with laws governing the collection and use of personal information, such as Federal and State Fair Credit Reporting Acts.

Conditional Offer of Housing

A conditional offer of housing is a **written lease, rental agreement, or agreement for a sale** that conditionally commits a unit(s) to a renter or buyer and can only be revoked in limited circumstances. Next a covered housing provider chooses either:

NOT to conduct a criminal background check

At this time, the housing provider can either finalize the offer or revoke it for a lawful, non-discriminatory purpose that is unrelated to conviction history.

TO conduct a criminal background check

It is illegal for the housing provider to seek or review your conviction history before you have a conditional offer.



Criminal Background Check

If a covered housing provider chooses to run a criminal background check after making you a conditional offer, they may only consider **very limited** categories of convictions:

- convictions that require registration on a sex offense registry at the time of the background check
- felony convictions from the last 5 years, except those below
- misdemeanor convictions from the last 3 years, except those below

The 3 or 5 years are measured from the **actual date of release OR the sentencing date** (if the sentence does not include jail or prison time), regardless of probation or parole status.

A covered housing provider can **NEVER** consider arrests or pending cases, or:

- convictions that were sealed, expunged, are under an executive pardon or certificate of relief from disabilities, or legally nullified or vacated
- convictions for violations, which are non-criminal offenses such as disorderly conduct
- convictions under federal law or another state's law for conduct related to reproductive or gender affirming care that is lawful in New York State
- convictions under federal law or another state's law for cannabis possession that does not constitute a felony in New York State
- Adjudgments in Contemplation of Dismissal (ACDs)
- adjudications as a youthful offender or for juvenile delinquency
- terminations in favor of an individual, including but not limited to, acquittals, reversals upon appeal, and exonerations)
- Dispositions of criminal matters under federal law or another state's law that are comparable to those listed here.

It is illegal for a covered housing provider to consider information in these categories. In addition, tenant screening companies may be held liable under federal fair housing laws for discriminatory decisions by housing providers.



Right to Provide Support for Your Application

After considering only reviewable convictions, a covered housing provider that wants to revoke a housing offer must **FOLLOW THE FAIR CHANCE HOUSING PROCESS** while holding a unit open. They must:

1. Give you a copy of all criminal history information they received and/or reviewed
2. Allow you 5 business days to respond by:
 - pointing out errors in the conviction history
 - identifying any information that should not have been considered (any information outside the lawfully reviewable convictions)
 - sharing information on your background, personal and professional references, and/or any information that supports your application.

You are not required to provide information to support your application at this stage. A housing provider must complete an individualized assessment even if you do not provide supporting information.



Right to an Individualized Assessment of Your Application

A covered housing provider must conduct an individualized assessment of the reviewable convictions, together with any other information that you have timely submitted.



A covered housing provider **CANNOT** revoke a conditional offer of housing after running a criminal background check except in two **limited circumstances**:

After conducting an individualized assessment if they show in writing BOTH:

- a legitimate business interest AND
- how the legitimate business interest is linked to your individual history.

If they show *new information, unrelated to criminal history*, that impacts your qualifications for tenancy and that they did not know at the time of your conditional offer.

Legitimate Business Interest

A covered housing provider's legitimate business interest must be specific and objective. Compliance with a particular lease term is a permissible legitimate business interest. Purely discriminatory motives, stigma, stereotypes, or assumptions never constitute a legitimate business interest.

A covered housing provider that shows a legitimate business interest must also **explain** the link between that interest and your particular individual history in light of the individual information you shared to justify a decision to revoke your conditional offer of housing. **The existence of a conviction alone never creates that link.**

The following are not legitimate business interests and do not establish a sufficient link to justify a housing provider's decision to revoke an offer:

- "I don't want a hot spot for law enforcement"
- "The applicant seems likely to commit another crime and I want tenant safety"
- "This is a family building"
- "We don't want bad guys hanging around"
- "My tenants don't want criminals"
- "My insurance rates will go up"
- "This will impact my property value"

Revoking a Conditional Offer of Housing

Before a covered housing provider can revoke a conditional offer because of your criminal history, the housing provider **MUST** take the following steps:

1. Do an individualized assessment of your reviewable convictions **AND** the information you provided
2. Give you copies of all documents that it received and/or reviewed
3. Give you a written statement that explains:
 - the decision to revoke based on your conviction history **AND** the link to a legitimate business interest
 - how your individual information and circumstances were taken into account

Exemptions for Housing Providers

- Housing provider-occupied properties with 2 or fewer rooms or units are not covered by the NYC Fair Chance Housing Law.
- State or federally funded housing providers, including public housing authorities that are required or authorized to take specific actions related to criminal history **CAN** take such specific actions without violating the NYC Fair Chance Housing Law.

For additional information about tenants' and buyers' rights & housing providers' responsibilities under the NYC Fair Chance Housing Law, and to see this notice in multiple languages, visit [NYC.gov/FairChanceHousing](https://www.nyc.gov/fairchancehousing).

REMINDER: All New Yorkers have a right to be free from retaliation in housing. It is illegal for housing providers in NYC to punish you or treat you negatively for telling them about your rights or for reporting discrimination or harassment.



California Required Notices

This report does not guarantee the accuracy or truthfulness of the information as to the subject of the investigation, but only that it is accurately copied from public records, and information generated as a result of identity theft, including evidence of criminal activity, may be inaccurately associated with the consumer who is the subject of the report.

An investigative consumer reporting agency shall provide a consumer seeking to obtain a copy of a report or making a request to review a file, a written notice in simple, plain English and Spanish setting forth the terms and conditions of his or her right to receive all disclosures, as provided in CA Civil Code Section 1786.26.

This report was prepared using software provided by RP On-Site LLC, which can be contacted at: 2201 Lakeside Blvd., Richardson, TX 75082; 1-877-222-0384; or <https://www.on-site.com/request-rental-report-or-submit-dispute/>.

Avisos obligatorios en el estado de California

El presente informe no garantiza la exactitud ni la veracidad de la información con respecto al tema de investigación, sino únicamente que es una copia exacta de los registros públicos y es posible que la información generada como consecuencia del robo de identidad, incluidos los registros de antecedentes delictivos, se haya asociado por error con el consumidor objeto del presente informe.

Una agencia de investigación de verificación de crédito proporcionará al consumidor que desee obtener una copia de un informe o que solicite la revisión de un archivo un aviso por escrito en inglés y español, escrito en un lenguaje simple y claro, que establezca los términos y condiciones de su derecho a recibir todas las divulgaciones conforme a la Sección 1786.26 del Código Civil de California.

Este informe se preparo con el software proporcionado pro RP On-Site LLC, que puede contractarse en: 2201 Lakeside Blvd., Richardson, TX 75082; 1-877-222-0384; or <https://www.on-site.com/request-rental-report-or-submit-dispute/>.

Rental Report for William James Montgomery Morris**The property's screening criteria result****APPROVE**

This application meets your requirements based on your Property's Screening Criteria. On-Site makes no independent assessment of an applicant's qualifications.
Application **Approved** by Malgorzata Warchol on 8/16/2026.

Score for William James Montgomery Morris: 824

	Importance	Result
AI Score	Pass/Fail	
No Credit	Pass/Conditional	
Total annual income to rent ratio exceeds 40.0	Pass/Conditional	
May have been through a bankruptcy	Pass/Fail	
No Foreclosures	Pass/Fail	
No Utility Collections	Pass/Fail	
No rental collections	Pass/Fail	



Credit Quick Summary		
Total annual income (reported by Applicant)	\$25,000.00	
Total combined annual income to rent ratio	21.25 (based on rent of \$4,000.00)	
Total number of accounts	3	
Accounts with no late payments	3 (0 unpaid past due)	
Accounts paid 30-59 days past due	0 (0 unpaid past due)	
Accounts paid 60-89 days past due	0 (0 unpaid past due)	
Accounts paid more than 90 days past due	0 (0 unpaid past due)	
Total outstanding balance	\$9,325.00 (\$0.00 past due)	
Outstanding revolving debt	\$9,325.00 (29% of limit) (\$0.00 past due)	
Outstanding loan balance	\$0.00 (\$0.00 past due)	
Bankruptcies, foreclosures, and legal items	0	
Collection total balance (includes past due)	\$0.00	
Rental History records found	0	

Identity	From Application	From Equifax
Name:	William James Montgomery Morris	WILLIAM J. MORRIS
SSN:	***-**-****	***-**-****
Birth Date:	6/**/2004	6/**/2004

Addresses	From Application	From Equifax
	38 Westland Ave Apt 26 Boston, MA 02115 - US	38 WESTLAND AVE. 26 BOSTON, MA 02115 (Applicant) Reported 7/2026

Employment	From Application	From Equifax
Applicant:	Actor Self-Employed \$25,000.00/Yr. Total annual Income: \$25,000.00	

Restricted Person Search		
Requested For William James Montgomery Morris	Requested 8/12/2026	Returned 8/12/2026
Results No Records Found		

Risk Models		
From RealPage		
Risk Model Name RealPage AI Score (Applicant)	Score 824	Score Factors Tradeline scoring Debt-to-income ratio Credit Score Rental Payment History
	Description RealPage AI Score uses machine-learning and data patterns in credit score, debt/liability types, trade lines, rental payment history, and renter behavior to achieve reduced bad debt. The RealPage AI Score range is between 1 and 1000 (the higher the score, the less risky the consumer).	

From Equifax

Risk Model Name
Credit Score
(Applicant)

Score
775

Score Factors

Lack of sufficient credit history on bankcard or revolving accounts
Lack of sufficient relevant first mortgage account information
You have either very few loans or too many loans with recent delinquencies
Total of all balances on bankcard or revolving accounts is too high

Description

This credit score is a widely used risk model that uses credit report data to predict the likelihood of default. The credit score range is between 300 and 850 (the higher the score, the less risky the consumer).

Credit Accounts

From Equifax

Account Name BANK OF AMERICA (Applicant)	Opened 5/2007	Last Active 6/2026	30-59	60-89	90+	Past Due	Balance \$8,975.00
	Monthly Payment \$164.00	High Credit \$29,522.00	Type REVOLVING	Comments Rate/Status 1: Pays account as agreed			
	Payment History						
	000000000000000000000000000000 7/265/263/261/2611/259/257/255/253/251/2511/249/24						
Account Name BANK OF AMERICA (Applicant)	Opened 6/2026	Last Active 6/2026	30-59	60-89	90+	Past Due	Balance \$328.00
	Monthly Payment \$35.00	High Credit \$554.00	Type REVOLVING	Comments Rate/Status 1: Pays account as agreed			
	Payment History						
	0 7/26						
Account Name BANK OF AMERICA (Applicant)	Opened 2/2025	Last Active 6/2026	30-59	60-89	90+	Past Due	Balance \$22.00
	Monthly Payment \$22.00	High Credit \$2,561.00	Type REVOLVING	Comments Rate/Status 1: Pays account as agreed			
	Payment History						
	00000000000000000000000 7/265/263/261/2611/259/257/255/253/25						



Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore
- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- The following FCRA right applies with respect to nationwide consumer reporting agencies:

CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

You have a right to place a "security freeze" on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:	a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552 b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act. c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050 b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480 c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Financial Protection (OCFP) Division of Consumer Compliance Policy and Outreach 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
6. Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., Suite 8200 Washington, DC 20416
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street, N.E. Washington, DC 20549
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue, N.W. Washington, DC 20580 (877) 382-4357

A Summary of Your Additional Rights in New York

You have a right to place a "security freeze" on your credit report, which will prohibit a consumer credit reporting agency from releasing information in your credit report without your express authorization. A security freeze must be requested in writing by certified or overnight mail. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent.

To place a security freeze on your credit report, you must contact each of these credit reporting agencies:

Equifax Security Freeze

P.O. Box 105788

Atlanta, GA 30348

(800) 685-1111

<https://www.freeze.equifax.com>

Experian Security Freeze

P.O. Box 9554

Allen, TX 75013

(888) 397-3742

<https://www.experian.com/freeze/center.html>

TransUnion LLC

P.O. Box 2000

Chester, PA 19022-2000

(888) 909-8872

www.transunion.com/personal-credit/credit-disputes/credit-freezes.page

However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit mortgage, government services or payments, insurance, rental housing, employment, investment, license, cellular phone, utilities, digital signature, Internet credit card transaction, or other services, including an extension of credit at point of sale. When you place a security freeze on your credit report, you will be provided a personal identification number or password to use if you choose to remove the freeze on your credit report or authorize the release of your credit report to a specific party or for a period of time after the freeze is in place. To provide that authorization you must contact the consumer credit reporting agency and provide all of the following:

1. The personal identification number or password;
2. Proper identification to verify your identity;
3. The proper information regarding the party or parties who are to receive the credit report or the period of time for which the report shall be available to users of the credit report; and
4. Payment of any applicable fee.

A consumer reporting agency must authorize the release of your credit report no later than three business days after receiving the above information.

A security freeze does not apply to circumstances in which you have an existing account relationship and a copy of your report is requested by your existing creditor or its agents or affiliates for certain types of account review, collection, fraud control or similar activities.

If you are actively seeking credit, you should understand that the procedures involved in lifting a security freeze may slow your application for credit. You should plan ahead and lift a freeze, either completely if you are shopping around, or specifically for a certain creditor, before applying for new credit.

Additional rights under your state's law, which are also in the federal Fair Credit Reporting Act, are explained in the enclosed Summary of Your Rights under the Fair Credit Reporting Act.

California USA



DRIVER LICENSE



DL **Y6459023**

EXP **06/19/2029**

DOB **06/19/2004**

WM04

AGE 21 IN 2025

CLASS C
END NONE
RSTR NONE

William James

LN MORRIS
FN WILLIAM JAMES MONTGOMERY

12753 VIA ESPERIA
DEL MAR, CA 92014

SEX M
HAIR BRN EYES BLU
HGT 5'-11" WGT 146 lb

DD 12/26/2019519RB/DDFD/29

ISS
08/06/2024

06192004

WM04



USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, Texas 78288-0544

USAA CLASSIC CHECKING

for Account Number: 0216963087
Statement Period: 06/19/2026 to 07/17/2026

WILLIAM JAMES MORRIS
AMANDA E MONTGOMERY
12753 VIA ESPERIA
DEL MAR CA 92014-3718

Activity Summary

Beginning Balance	\$645.56
8 Deposits/Credits	\$2,324.29
13 Withdrawals/Debits	\$2,389.00
Service Charges and ATM Service Fee	\$0.00
Ending Balance	\$580.85

Fees	Total For This Period	Total Year-to-Date
Total Overdraft (OD) Fees	\$0.00	\$0.00
Total Non-Sufficient Funds (NSF) Fees	\$0.00	\$0.00

The total year-to-date is for the calendar year in which this statement period began.

Note: Fee reversals/refunds won't be reflected in this table. They'll be listed in the transaction section.

Transactions

Date	Description	Debits	Credits	Balance
06/19	Beginning Balance			\$645.56
06/24	PAYMENT RECEIPT CREDIT 062426 6051062426 COIN*WMorris Oakland CA		\$103.69	\$749.25
06/24	USAA DEBIT Zelle: Reese Blair 7658296609	\$100.00		\$649.25

USAA CLASSIC CHECKING

for Account Number: 0216963087

Statement Period: 06/19/2026 to 07/17/2026

Transactions (continued)

Date	Description	Debits	Credits	Balance
06/29	USAA DEBIT Zelle: Miki Grubic 7669427193	\$35.00		\$614.25
06/30	ACH WITHDRAWAL 063026 BANK OF AMERICA PAYMENT *****5i2n	\$500.00		\$114.25
07/02	RECURRING DEB CARD PURCH 070126 7997070126 GYM HUB WWW.MYGYMHUB.MA	\$15.00		\$99.25
07/06	ACH DEP 070726 SCHWAB BROKERAGE MONEYLINK *****9540		\$900.00	\$999.25
07/06	PAYMENT RECEIPT CREDIT 070426 6051070426 COINBASE OAKLAND CA		\$607.41	\$1,606.66
07/06	ACH WITHDRAWAL 070626 BANK OF AMERICA PAYMENT *****bhpc	\$600.00		\$1,006.66
07/06	ACH WITHDRAWAL 070626 BANK OF AMERICA PAYMENT *****81ro	\$700.00		\$306.66
07/08	PAYMENT RECEIPT CREDIT 070826 4829070826 VENMO*Morris William Visa Direct NY		\$73.94	\$380.60
07/08	ACH WITHDRAWAL 070826 BANK OF AMERICA PAYMENT *****at5j	\$250.00		\$130.60
07/09	ACH WITHDRAWAL 070926 BANK OF AMERICA PAYMENT *****dkio	\$75.00		\$55.60
07/10	DEBIT CARD PURCHASE 070926 6051070926 COINBASE https://www.fca	\$15.00		\$40.60
07/10	DEBIT CARD PURCHASE 070926 6051070926 COINBASE https://www.fca	\$25.00		\$15.60
07/13	DEBIT CARD PURCHASE 071026 6051071026 COINBASE https://www.fca	\$15.00		\$0.60
07/14	USAA CREDIT Zelle: BENJAMIN FOWLER 7709912233		\$14.75	\$15.35
07/15	USAA CREDIT Zelle: William Blair 7715753191		\$20.50	\$35.85

Online: usaa.com
019977375

Phone: 210-531-USAA (8722) 800-531-8722 (TTY:711/TRS)

Mobile: #8722
133293-0525

Transactions (continued)

Date	Description	Debits	Credits	Balance
07/15	ACH DEP 071526 SCHWAB BROKERAGE MONEYLINK *****9540		\$600.00	\$635.85
07/15	ATM REBATE \$24.00 ATM W/D BANK OF AMERICA on 07/15		\$4.00	\$639.85
07/15	ATM WITHDRAWAL 071526 6011071526 BANK OF AMERICA BOSTON MA	\$24.00		\$615.85
07/15	USAA DEBIT Zelle: Hahnlin Noonan 7715065129	\$35.00		\$580.85
07/17	Ending Balance	-	-	\$580.85

Interest Paid Information

Your interest paid was calculated using your daily ledger balance resulting in 0 days where interest earned was equal to one half of one cent or more for an annual percentage yield earned of 0.00%.

IMPORTANT INFORMATION

The ending balance includes items that have posted to your account. You may have been charged fees if your account didn't have enough available funds to pay for an item. Please see the available balance section in the USAA Federal Savings Bank Depository Agreement and Disclosures for details.

You can review and obtain copies of your recent checks at no cost through the USAA Mobile App, usaa.com or by calling us.

Please examine this statement promptly and carefully. If you fail to notify us of an error or unauthorized transaction within 60 calendar days, this statement will be considered correct, and you may be liable for subsequent unauthorized transactions. All items credited are subject to verification.

In case of errors or questions about your electronic transfers telephone us at 210-531-USAA (8722), 800-531-8722, (TTY:711/TRS), #8722 on a mobile device or write us at USAA Federal Savings Bank, 10750 McDermott Freeway, San Antonio, Texas 78288-0544 or email us through the "Contact Us" link on usaa.com, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.

TERMS AND CONDITIONS

All transactions are subject to the Depository Agreement and Disclosures.

Deposit products and services offered by USAA Federal Savings Bank, Member FDIC.



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019977375



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Schwab One® Account of

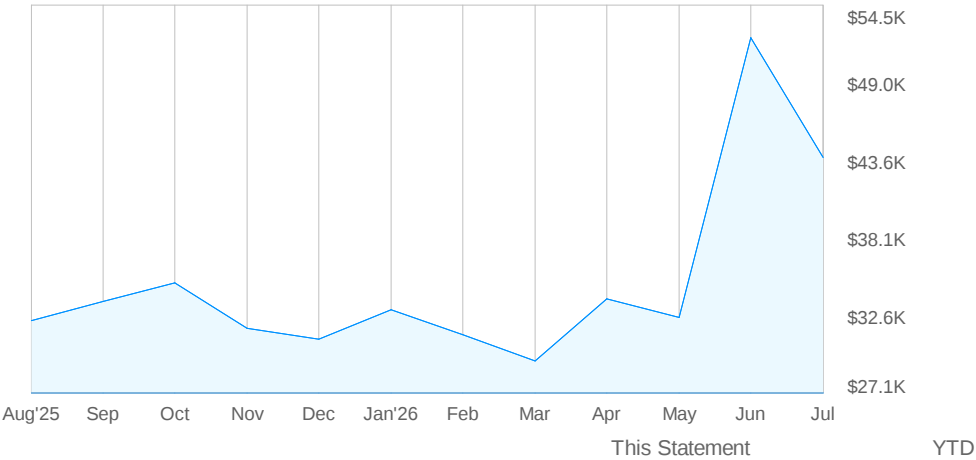
W MORRIS

Account Number
5468-9540

Statement Period
July 1-31, 2026

Account Summary

Ending Account Value as of 07/31	Beginning Account Value as of 07/01
\$43,833.68	\$52,289.59



Manage Your Account

Customer Service and Trading:

Call your Schwab Representative
1-800-435-4000
24/7 Customer Service

For the most current records on your account visit schwab.com/login. Statements are archived up to 10 years online.

Commitment to Transparency

Client Relationship Summaries and Best Interest disclosures are at schwab.com/transparency. Charles Schwab & Co., Inc. Member SIPC.

Online Assistance

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Visit schwab.com/stmt to explore the features and benefits of this statement.

W MORRIS
12753 VIA ESPERIA
DEL MAR CA 92014

Beginning Account Value	\$52,289.59	\$30,990.55
Deposits	0.00	25,000.00
Withdrawals	(2,500.00)	(8,400.00)
Dividends and Interest	100.18	219.79
Market Appreciation/(Depreciation)	(5,742.09)	(2,535.50)
Expenses	(314.00)	(1,441.16)
Ending Account Value	\$43,833.68	\$43,833.68

Account Ending Value reflects the market value of your cash and investments. It does not include pending transactions, unpriced securities or assets held outside Schwab's custody.



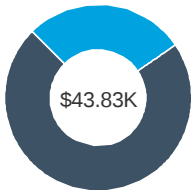
Schwab One® Account of

W MORRIS

Account Number
****-*540

Statement Period
July 1-31, 2026

Asset Allocation



	This Period	Current Allocation
Equities	22,274.42	28%
Exchange Traded Funds	58,379.18	72%
Net Loan Balance	(36,819.92)	
Total	\$43,833.68	100%
Liabilities	(36,819.92)	

Liabilities such as margin balances and short positions are included in the Total as well as the current allocation %. If the asset class is negative (more liabilities than assets) the current allocation % will not be displayed.

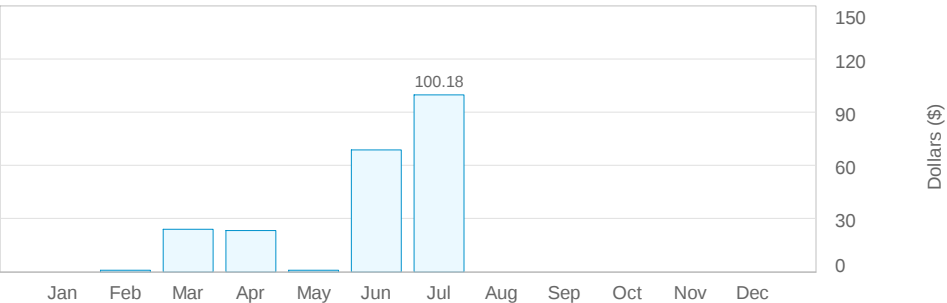
Top Account Holdings This Period

SYMBOL CUSIP	Description	Market Value	% of Accounts
JAAA	JANUS HENDERSON AAA CLO	25,250.00	31%
TQQQ	PROSHARES ULTRAPRO QQQ	22,617.00	28%
NVDA	NVIDIA CORP	14,079.72	17%
BTC	GRAYSCALE BITCOIN MINI	10,512.18	13%
HIMS	HIMS & HERS HEALTH INC	6,942.50	9%

Gain or (Loss) Summary

	Short-Term (ST)			Long-Term (LT)		
	Gain	(Loss)	Net	Gain	(Loss)	Net
This Period	0.00	0.00	0.00	0.00	0.00	0.00
YTD			2,693.67			8,509.25
Unrealized						\$436.21

Income Summary



Federal Tax Status	This Period		YTD	
	Tax-Exempt	Taxable	Tax-Exempt	Taxable
Cash Dividends ³	0.00	100.18	0.00	219.79
Total Income	\$0.00	\$100.18	\$0.00	\$219.79

³ Amounts reported as Cash Dividends in the Income Summary may include substitute payments in lieu of income

Margin Loan Information

Opening Margin Loan Balance	Closing Margin Loan Balance	Funds Available to Withdraw *	Securities Buying Power *
(\$31,069.41)	(\$32,699.92)	\$10,099.00	\$20,198.00
Margin Loan Rate as of 07/29	Interest Paid on Margin Loan - This Period **	Interest Paid on Margin Loan - YTD **	
11.325%	(\$314.00)	(\$1,441.16)	

* Values include any cash plus the amount available using margin borrowing.

** Certain margin loan interest may be deductible; consult your tax advisor

For more information about margin rates, please visit schwab.com/margin/margin-rates-and-requirements.

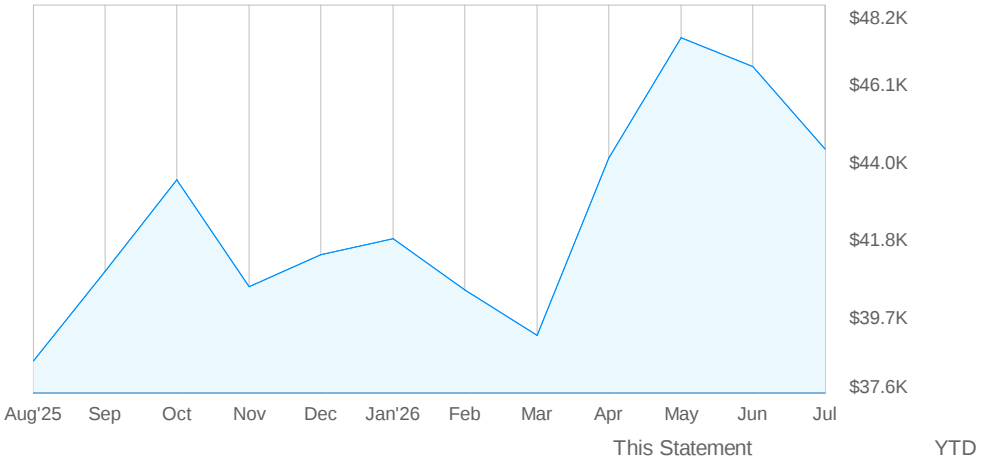


Roth Contributory IRA of
W MORRIS
CHARLES SCHWAB & CO INC CUST
ROTH CONTRIBUTORY IRA

Account Number Statement Period
6432-9841 July 1-31, 2026

Account Summary

Ending Account Value as of 07/31	Beginning Account Value as of 07/01
\$44,330.81	\$46,572.94



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24/7 Customer Service

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W MORRIS
CHARLES SCHWAB & CO INC CUST
ROTH CONTRIBUTORY IRA
12753 VIA ESPERIA 92014
DEL MAR CA

	This Statement	YTD
Beginning Account Value	\$46,572.94	\$41,453.11
Deposits	0.00	680.00
Withdrawals	0.00	0.00
Dividends and Interest	16.27	105.59
Market Appreciation/(Depreciation)	(2,258.40)	2,092.11
Expenses	0.00	0.00
Ending Account Value	\$44,330.81	\$44,330.81

Account Ending Value reflects the market value of your cash and investments. It does not include pending transactions, unpriced securities or assets held outside Schwab's custody.

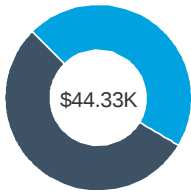


Roth Contributory IRA of
W MORRIS
CHARLES SCHWAB & CO INC CUST
ROTH CONTRIBUTORY IRA

Account Number
****-*841

Statement Period
July 1-31, 2026

Asset Allocation



	This Period	Current Allocation
Cash and Cash Investments	135.83	<1%
Equities	20,309.48	46%
Exchange Traded Funds	23,885.50	54%
Total	\$44,330.81	100%

Top Account Holdings This Period

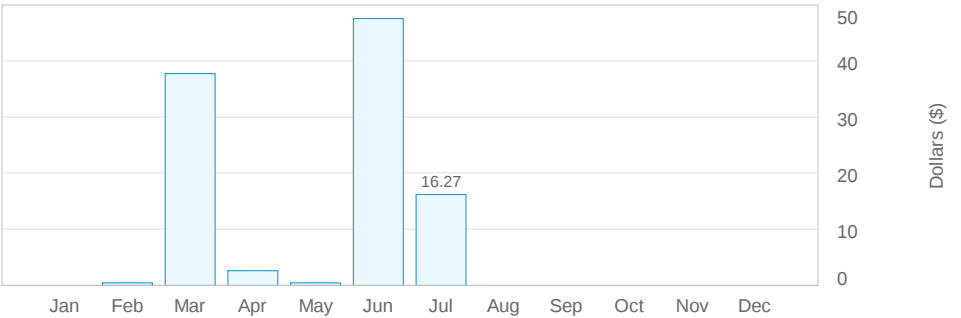
SYMBOL CUSIP	Description	Market Value	% of Accounts
NVDA	NVIDIA CORP	17,504.48	39%
QQQ	INVECO QQQ TR	13,759.80	31%
IVV	ISHARES CORE S&P 500	9,754.16	22%
BB	BLACKBERRY LTD F	2,805.00	6%
GLD	SPDR GOLD SHARES	371.54	<1%

Gain or (Loss) Summary

	All Positions		Net
	Gain	(Loss)	
This Period	0.00	0.00	0.00
YTD			1,139.78
Unrealized			\$14,669.58

Values may not reflect all of your gains/losses; Schwab has provided accurate gain and loss information wherever possible for most investments. Cost basis may be incomplete or unavailable for some of your holdings and may change or be adjusted in certain cases. Please login to your account at Schwab.com for real-time gain/loss information. Statement information should not be used for tax preparation, instead refer to official tax documents. For additional information refer to Terms and Conditions.

Income Summary



	This Period	YTD
Cash Dividends	16.27	105.59
Total Income	\$16.27	\$105.59

Retirement Details

Contributions	2025	2026
Roth IRA	6,976.74	380.00
Total YTD (\$)	6,976.74	380.00

For the year Jan. 1–Dec. 31, 2025, or other tax year beginning , 2025, ending , 20 See separate instructions.

☐ Filed pursuant to section 301.9100-2

☐ Combat zone

☐ Deceased

☐ Spouse

☐ Other

Your first name and middle initial WILLIAM J	Last name MORRIS	Your social security number 620 45 2550
If joint return, spouse's first name and middle initial	Last name	Spouse's social security number

Home address (number and street). If you have a P.O. box, see instructions. 38 WESTLAND AVE		Apt. no. 26	Check here if your main home, and your spouse's if filing a joint return, was in the U.S. for more than half of 2025. ☒ X	
City, town, or post office. If you have a foreign address, also complete spaces below. BOSTON		State MA		ZIP code 02115
Foreign country name	Foreign province/state/county	Foreign postal code		

Filing Status

☒ Single

☐ Married filing jointly (even if only one had income)

☐ Married filing separately (MFS). Enter spouse's SSN above and full name here: _____

☐ Head of household (HOH)

☐ Qualifying surviving spouse (QSS)

If you checked the HOH or QSS box, enter the child's name if the qualifying person is a child but not your dependent: _____

☐ If treating a nonresident alien or dual-status alien spouse as a U.S. resident for the entire tax year, check the box and enter their name (see instructions and attach statement if required): _____

Digital Assets At any time during 2025, did you: (a) receive (as a reward, award, or payment for property or services); or (b) sell, exchange, or otherwise dispose of a digital asset (or a financial interest in a digital asset)? (See instructions.) ☐ Yes ☒ **No**

Dependents	Dependent 1	Dependent 2	Dependent 3	Dependent 4
(1) First name				
(2) Last name				
(3) SSN				
(4) Relationship				
(5) Check if lived with you more than half of 2025	(a) ☐ Yes (b) ☐ And in the U.S.	(a) ☐ Yes (b) ☐ And in the U.S.	(a) ☐ Yes (b) ☐ And in the U.S.	(a) ☐ Yes (b) ☐ And in the U.S.
(6) Check if	☐ Full-time student ☐ Permanently and totally disabled	☐ Full-time student ☐ Permanently and totally disabled	☐ Full-time student ☐ Permanently and totally disabled	☐ Full-time student ☐ Permanently and totally disabled
(7) Credits	☐ Child tax credit ☐ Credit for other dependents	☐ Child tax credit ☐ Credit for other dependents	☐ Child tax credit ☐ Credit for other dependents	☐ Child tax credit ☐ Credit for other dependents

☐ Check if your filing status is MFS or HOH and you lived apart from your spouse for the last 6 months of 2025, or you are legally separated according to your state law under a written separation agreement or a decree of separate maintenance and you did not live in the same household as your spouse at the end of 2025.

Income	1a Total amount from Form(s) W-2, box 1 (see instructions)	1a	14,208.
Attach Form(s) W-2 here. Also attach Forms W-2G and 1099-R if tax was withheld. If you did not get a Form W-2, see instructions.	b Household employee wages not reported on Form(s) W-2	1b	
	c Tip income not reported on line 1a (see instructions)	1c	
	d Medicaid waiver payments not reported on Form(s) W-2 (see instructions)	1d	
	e Taxable dependent care benefits from Form 2441, line 26	1e	660.
	f Employer-provided adoption benefits from Form 8839, line 31	1f	
	g Wages from Form 8919, line 6	1g	
	h Other earned income (see instructions). Enter type and amount: _____	1h	
	i Nontaxable combat pay election (see instructions)	1i	
	z Add lines 1a through 1h	1z	14,868.
	Attach Sch. B if required.	2a Tax-exempt interest	2a
3a Qualified dividends		3a	
c Check if your child's dividends are included in 1 ☐ Line 3a 2 ☐ Line 3b		2	
4a IRA distributions		4a	
c Check if (see instructions) 1 ☐ Rollover 2 ☐ QCD 3 ☐		2	
5a Pensions and annuities		5a	
c Check if (see instructions) 1 ☐ Rollover 2 ☐ PSO 3 ☐		2	
6a Social security benefits		6a	
c If you elect to use the lump-sum election method, check here (see instructions) ☐			
d If you are married filing separately and lived apart from your spouse the entire year (see inst.), check here ☐			
7a Capital gain or (loss). Attach Schedule D if required	7a	11,217.	
b Check if: ☐ Schedule D not required ☐ Includes child's capital gain or (loss)			
8 Additional income from Schedule 1, line 10	8		
9 Add lines 1z, 2b, 3b, 4b, 5b, 6b, 7a, and 8. This is your total income	9	26,085.	
10 Adjustments to income from Schedule 1, line 26	10	0.	
11a Subtract line 10 from line 9. This is your adjusted gross income	11a	26,085.	

Form **1040** (2025)