

Qualifying Criteria
-PLEASE READ CAREFULLY-

Availability: Applications for apartment homes will be accepted on a first come, first served basis and subject to the availability of apartment type requested. Rental Rates are subject to change without notice. A \$100.00 Fee is required to hold an apartment. Fee will be applied towards the Administration Fee.

Rental Applications: An Application for Occupancy must be completed and maintained for each legal adult prospective resident who will be living in the apartment and or contributing to the payment of rent. An Application fee of \$25 will be required for the apartments and \$15 for each or co-signer. Any false information will constitute grounds for rejection of application and the lease may be nullified. Application fee is NON-refundable.

Evaluation: As a means of evaluating credit, the following information is evaluated with a scoring method that weighs the indicators of future rental payment performance. The score is based on statistical analysis of prior renters' indicators and subsequent payment performance. Based on the score and history, we may choose to accept or reject an applicant, or seek additional requirements for approving the Lease.

Qualifying Standards:

Residence: Up to 12 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, and no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution.

Credit Report: An unsatisfactory credit report can disqualify an applicant from renting an apartment home from this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report (but not be told the content of the credit report). An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.

Employment: Stable employment record and income verification may be required. In order for an applicant to be approved, he/she must generally earn on a gross monthly basis a minimum of three times the gross monthly market rent. Acceptable income verification if required may include: a paystub, a letter from the employer, the most recent W-2 form, or for self-employed applicants, a copy of the most recent tax return or certified verification from his/her company accountant or bank.

Criminal: A criminal background check will be performed all applicants. All Felony Convictions (but not limited to Misdemeanors) will result in denial of application. All lease holders will be required to sign a "Crime Free Lease" addendum in addition to the standard Lease Agreement.

Co-Signers: In the event a co-signer is required, he/she must complete an Application of Occupancy and meet all income and qualified standards. A Co-signer must make a minimum of four times the market rental amount. A co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

Subletting: Subletting is prohibited.

Administration

Fee: A non-refundable fee will be required. Administration fee may not be applied by management against damages in excess of normal wear & tear. If management rejects the application, the Administration fee will be refunded in full. The administration fee will become non-refundable should the applicant cancel their application 48 hours AFTER approval has been given by management. This fee will then be deposited when the 48 hour cancellation period has ended.

Occupancy Standards: Two people per bedroom in an apartment home.

Roommates: Each person must complete an application and will jointly qualify for the apartment. Each is fully responsible for the entire rental payment, and each must execute the Lease Agreement and its supporting documents.

ALL RESIDENTS MOVING IN AFTER THE 25TH DAY OF THE MONTH MUST PAY THE PRORATED AMOUNT OF RENT FOR THE CURRENT MONTH AND THE FIRST FULL MONTH'S RENT.

(Applicant signature)

(Date)

(Applicant signature)

(Date)

(Management representative signature)

(Date)