

STATEMENT OF RENTAL CRITERIA

Welcome to our community. Before you apply to rent an apartment, please take the time to review these criteria. Please note that these are our current rental criteria. Nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided in our community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used.

All applicants will be evaluated on the following basis:

1. This Criterion is a guide to the rental requirements for this community. Together with the Rental Application for Residents and Occupants (the "Application"), the Criteria will govern the Applicant's application to the community. All applicants and adult occupants (those occupants of the age of eighteen (18) years or older) will be required to fill out an Application and pay an Application Fee.
2. All applicants for residency must provide proof of a valid Social Security Number or Individual Taxpayer Identification Number.
3. Applicant's monthly income must be 2.5 times the amount of one month's rent to be paid by Applicant. Applicants who hold jobs that is: commission paid only; base salary plus commission, tips or bonuses; are considered self-employed. Those Applicants must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income. A recent pay-stub may be required to verify other employment income.
4. Applicants owing another apartment community an outstanding obligation without verifiable justification will be required to pay that debt or provide proof of payment before application will be considered. If Applicant owned a home as previous residency, Applicant must furnish mortgage company references and proof of title ownership or transfer of ownership.
5. It is Applicant's responsibility to provide information necessary to contact previous landlords and employers to verify rental and employment history. Management reserves the right to deny Applicant's application if it is unable to verify Applicant's rental or employment history.
6. A consumer report will be ordered for all Applicants and adult occupants, pursuant to the terms of the Application. Any Applicant who otherwise qualifies under this Criterion is eligible for residency at this community, if that Applicant obtains a guarantor or pays an additional Application Deposit of no more than 2.5 times the monthly rent as permitted by law if any of the following occur:
 - Insufficient or no verifiable income
 - Unsatisfactory credit rating
 - Insufficient or no rental historyAll guarantors must complete and execute a separate Application and Criteria, meet all rental Criteria and must have a gross monthly income of at least 4 times the monthly rent for the apartment.
7. If Application is approved, a non-refundable Administrative Fee will be required to be paid.
8. All applicants 18 and older (and emancipated minors) are subject to criminal records verification.
 - a. Applicant(s) will be denied if convicted of offenses listed
 - Criminal Solicitation, punishable as a felony of the first degree
 - Murder
 - Capital Murder
 - Aggravated Kidnapping
 - Trafficking of Persons
 - Indecency with a Child
 - Sexual Assault
 - Aggravated Sexual Assault
 - Injury to a Child, Elderly Individual or Disabled Individual, if the offense is punishable as a felony of the first degree
 - Aggravated Robbery
 - Burglary, punishable as a felony of the first degree and the actor committed the offense with the intent to commit (1) sexual abuse of a child; (2) indecency with a child; (3) sexual assault; (4) aggravated sexual assault; (5) or other prohibited sexual conduct
 - Compelling Prostitution
 - Sexual Performance by a Child
 - Violation of the Controlled Substances Act while also either (1) using a child to commit the offense; or (2) committing the crime in a "drug free zone".
 - An offense where the offender used or exhibited a deadly weapon during the commission of a felony offense or in immediate flight from the commission of a felony offense and the defendant used or exhibited the deadly weapon or was a party to the offense and knew that a deadly weapon would be used or exhibited
 - b. Applicant(s) will be denied if the application has a reportable conviction or adjudication
 - c. Applicant(s) will be denied if convicted of the illegal manufacture or distribution of a controlled substances
 - d. Applicant(s) will be denied if convicted or subject to deferred adjudication for a felony not listed above if the incarceration, probation or deferred adjudication period was completed within 7 years from the date of application.
 - e. Applicant(s) will be denied if convicted or subject to deferred adjudication for a Class A or B misdemeanor if the incarceration, probation or deferred adjudication period was completed within 3 years from the date of application.
9. Providing any false, misleading or incorrect information on the rental application will be sufficient grounds for rejecting the application and forfeiture of Application Deposit. Discovery of falsification of application after move-in will be sufficient grounds for termination of resident's right to possession. All information provided by the prospective resident may be reviewed with appropriate state and local government authorities and or consumer credit reporting agencies as permitted by law.

10. Non-discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin is the comprehensive policy of this company.
11. If application is not approved based on criteria, your Application Deposit will be refunded. The Application Fee is non-refundable. Applicant agrees to forfeit all Application Deposits immediately upon cancellation of an application.
12. This community's pet policy is as follows:
 - No Aggressive Breeds. Pets will be subject to visual inspection and you will be required to sign a separate Pet Addendum. Limit is 2 pets per apartment. Breed, size, and number limitations and fee and deposit requirements do not apply to assistance animals.
13. Apartment Insurance is required with Liability Coverage of \$100,000 per apartment.
14. The community complies with fair housing law. The occupancy policy when residents do not constitute a family under Fair Housing Laws is:
 - No more than 2 persons per bedroom
 - Roommates - Each is responsible for the entire rental payment and all must execute the lease.

When residents do constitute a family under Fair Housing Laws, a family may occupy a unit if the family does not exceed two persons per bedroom plus a child who is 2 years of age and younger. For purposes of this occupancy policy statement, a "family" shall consist of the following persons: one or more individuals (who have not attained the age of 18 years) being domiciled with: (1) a parent or other person having a legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained that age of 18 years.

Residents who have a newborn less than 2 years old at the time of rental application or lease renewal and residents whose newborn has reached 2 years of age during the lease term may be required, at the time, to either:

- Move into another available unit which has more bedrooms; or
- Move out.

Rent for a larger unit will be at the rental rate at the time the lease is entered into for the larger unit.

