

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification: All visitors must present a current Government issued identification in order to view the community. Acceptable forms of identification are: Valid State Issued Driver's license, valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. A copy of all applicants photo IDs will be made and retained at time of move-in.

Occupants: Occupancy will be limited to no more than two (2) persons in a one-bedroom apartment, four (4) persons in a two-bedroom apartment or six (6) persons in a three-bedroom apartment, eight (8) persons in a four-bedroom apartment. All adult occupants will be considered as responsible residents under the Lease Agreement and will be asked to sign the Lease as a resident.

Application for Residency: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

QUALIFYING STANDARDS

Rental History: Up to 36 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

Income: Applicants may be required to have a verifiable income source. Acceptable income verification required may include pay stubs consecutive for a 6 week period, a notarized letter from the employer, the most recent W2 or 1099, or proof of assets equal to 3 times the lease term. Student Financial Aide may only represent 1/2 the required income. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired (must provide documentation of ability to pay rent).

Guarantors: Will be accepted for income qualification purposes only and they must live in the USA. He/she must complete a guarantor form that must be fully executed and notarized. Guarantor must meet all of the Resident Selection Criteria. Guarantors will also be fully responsible for the Lease Agreement if the occupying resident(s) defaults.

Pets: Pets are permitted only at select properties. All necessary pet fees, pet deposits, and pet agreement forms must be completed prior to move in day.

Notification: Applicants will be informed of the status of their application by telephone within 5 business days from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact First Advantage SafeRent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

Electronic Signature Disclosure and Consent Statement

You consent and agree that your use of a key pad, mouse or other device to select an item, button, icon, checkbox, to enter text, or to perform a similar act/action, while using the website, for the purpose of completing this form, constitutes your signature, acceptance and agreement as if actually signed by you in writing. You further acknowledge and agree that the taking of any such actions by you evidences your intent to sign the form. You also agree that no certification authority or other third party verification is necessary to the validity of your electronic signature; and that the lack of such certification or third party verification will not in any way affect the enforceability of your signature or the resulting form.

___ I the Applicant, have read, understood, and accept the Electronic Signature Disclosure and Consent Statement.

___ I the Guarantor, have read, understood, and accept the Electronic Signature Disclosure and Consent Statement.

Applicant Signature

Guarantor Signature

Management Representative Signature

Date

