



RENTAL CRITERIA

Welcome to our community! Before you complete a Rental Application, please take the time to review these rental criteria. The term "Applicant(s)" under these criteria means the person that will be signing the Lease as "Resident."

Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all Residents currently residing in our community, including the roommates that will occupy the Unit with any Resident, have met these requirements.

OCCUPANCY

Our fundamental occupancy guidelines for non-family applicants is one person per bedroom unless Owner designates the bedroom as a double occupancy bedroom.

For applicants qualifying as a family, please review the following page of these criteria for additional occupancy standards.

RENTAL HISTORY

Applicant must not have been evicted or asked to move out by a previous landlord or broken a rental contract or be currently delinquent to a previous landlord. Applicant can not have more than four late payments or two returned checks for rent in the most recent 12 month period. Anyone with a broken lease contract or an eviction will not be approved. Anyone with an outstanding balance owed to a rental property must show proof of payment in full in order to be considered as acceptable rental history.

CRIMINAL HISTORY

Applicant must not have been convicted of a felony or be subject to deferred adjudication for a felony. Please remember that this requirement does not constitute a guarantee or representation that Residents or occupants currently residing in our community, including the roommates that will occupy the Unit with any Resident, have not been convicted of a felony or are not subject to deferred adjudication for a felony. There may be Residents or occupants that have applied to reside in our community prior to this requirement going into effect. We are not responsible and assume no duty for obtaining criminal-history checks on any residents, occupants, guests, or contractors in the apartment community.

CREDIT HISTORY AND INCOME

Non-parent Guarantors or Applicants wishing to qualify without a Guarantor must have acceptable credit history and provide verification of income equal to three (3) times the total monthly or annual rent.

Applicants who do not qualify on their own can obtain a Guarantor. The term "Guarantor" in these criteria means the person that will sign the Guaranty of Resident Obligations. The "Guarantor" shall be:

- (i) the parent or another person having legal custody of the Resident;
- (ii) the designee of such parent or other person having such custody, with written permission of such parent or other person; or
- (iii) another person related to Resident.

ANIMAL RESTRICTIONS

Animals (except for service animals) are prohibited in our community unless the owner, the resident and all roommates execute our standard form animal addendum. Provided, however, animals over 30 pounds are not permitted and the following breeds of dogs are not permitted: Akita, Doberman Pincher, Rottweiler, Dalmatian, Pit Bull, Chow, Wolf Hybrid, and Bull Mastiff. This restricted breed list is subject to change without notice. The following animals are not allowed: birds, parrots, toucans, hamsters, gerbils, snakes, frogs, spiders, ferrets, or other exotic animals.

Resident Signature

Date



FAMILY OCCUPANCY RENTAL CRITERIA

For the purposes of this occupancy policy 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 another person having 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 the age of 18 years. Subject to the foregoing guidelines for families, no more than a total of 3 adults may occupy any unit.

A family may occupy a unit if the family does not exceed two persons per bedroom *plus* a child who is less than six months old *and* who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than six months old at the time of rental application and Residents whose newborn has reached six months of age during the lease term may be required, at that time, to either: (1) move into another available unit which has more bedrooms; or (2) 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.

Resident Signature

Date

