

RENTAL CRITERIA

In order to reside at this community, we require that each applicant must be 18 years of age and meet certain rental criteria. Before you complete our rental application, we suggest that you review each of these requirements to determine whether you meet them. Please note that the term "applicant" used herein below applies to the resident to be identified on the lease agreement ("Lease") and/or the person or persons guarantying payment of the Lease. These are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by anyone that these criteria have been satisfied by every tenant. Our ability to verify whether these requirements have been met is limited to the information we receive from the various screening and credit reporting services used at the time of application.

All applicants may be required to provide proof of the following standards to include, but not limited to:

OCCUPANCY: The property is designed as purpose-built student housing with shared living spaces rented on a "per bed" basis. Accordingly, the property's default occupancy policy is one (1) person per bedroom.

However, the property is, of course, open to family households with children. For family occupants, all household members age eighteen (18) or older must: (A) complete an application and applicable screening, and (B) sign the lease as a resident. For family households with children under the age of eighteen (18), at least two (2) people will be permitted to occupy a single bedroom. If a family household with children under the age of eighteen (18) requires additional occupancy, additional occupants may be allowed on a case-by-case basis based on factors including, but not limited to, the size of the bedroom(s) and unit, age of the children, configuration of the unit, any physical limitations of the housing, and local occupancy codes. This policy for family occupants applies to any family household with a child under the age of eighteen (18) who is domiciled with (i) at least one parent, legal guardian, or another person having legal custody of the child under the age of eighteen, or (ii) the designee of such parent or other person having such custody, with written permission of such parent or other person. If the child occupant reaches eighteen (18) years of age during the term of the lease, the lease will be allowed to complete its term, but renewal will only be offered in compliance with the occupancy policy as stated. Child occupants who are under twenty-four (24) months at the time the lease is signed will not be counted under the occupancy policy for purposes of maximum occupancy but will be counted for subsequent leases if they reach the age of twenty-four (24) months during the term of the lease.

The community has the right to lease any empty bedroom(s) within a unit to any qualifying applicant.

CREDIT: A credit check will be processed on all self-qualifying applicants (if applicable). A social security number is requested. Self-qualifying applicants must have a credit score of 600 or above. A credit score below 600 will require a prepayment of two (2) installments in advance.

INCOME: Total monthly income must be at least three (3) times the sum of the highest installment rate. If income requirements are not met, the property may require the applicant to have a guarantor. Financial aid, grants or student loans are not qualifying sources of income.

EMPLOYMENT: Applicants must have (1) verifiable employment in the United States, or (2) verifiable source of income. If applicant is self-employed or receives money from non-employment sources, the applicant must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements.

STUDENT STATUS: The property may require all residents to have valid student status. To qualify, you must be enrolled in a degree program, either full or part time. You may be asked to verify student status by showing a current student I.D. card or other satisfactory proof of student status, and if so requested you must promptly provide such verification.

IDENTIFICATION:

CITIZENS: All applicants must have a government-issued photo I.D. A social security number issued by the United States is requested.

NON-CITIZENS: In addition to meeting the above criteria, applicants who are citizens of another country must provide (1) a passport; (2) the INS document that entitles the applicant to be in the United States; and (3) proof of employment in this country or an I-20 verifying student status and proof of enrollment*. The property may ask to make a photocopy of any of the applicant's INS documents, international passport and visa. In addition, for applicants who do not have credit history in this country and/or a guarantor, *the property will accept in lieu of the credit/guarantor requirements a prepayment of two installments unless otherwise expressed in writing by the property.*

*If you cannot provide proof of enrollment at the time your application is submitted, your approval may be conditioned upon submitting proof of enrollment as soon as it becomes available.

CRIMINAL HISTORY:

It is the property's policy to review an applicant's criminal history, as there is a legitimate concern about the health, safety, and/or comfort of the property's residents and employees, as well as a legitimate concern regarding the potential risk for property damage. Criminal history only refers to criminal convictions, which include deferred adjudication and/or pretrial diversion. Generally, factors including, but not limited to, the following will be considered when reviewing an applicant's criminal conviction(s): nature and severity of the crime; when the crime was committed; and whether the type of criminal conduct is a concern to the legitimate interests of the property and/or its owner.

Applicant shall not be rejected solely based upon an arrest or charge that is not yet a criminal conviction as defined above. Applicants with pending criminal litigation who are subsequently convicted, given deferred adjudication, or given pretrial diversion, during the term of any prospective lease, may be in default of their rental agreement and may be required to vacate the premises.

Please remember that this requirement does not constitute a guarantee or representation that anyone currently residing at the property do not have criminal history, have not been convicted of a felony, or are not subject to deferred adjudication involving use or possession of an illegal substance. There may be residents and occupants that have resided at the property prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the screening and credit reporting system.

RENTAL HISTORY:

Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past (12) months.

GUARANTOR QUALIFYING PROCEDURES:**INCOME:**

A guarantor's gross monthly income must total at least three (3) times the sum of the highest installment rate. Guarantor must have (1) verifiable employment in this country, or (2) verifiable source of income. If guarantor is self-employed or receives money from non-employment sources, the guarantor must provide (1) a photocopy of a tax return from the previous year, (2) provide a financial statement from a CPA verifying employment and income, or (3) two (2) photocopies of the three most current monthly bank statements.

CREDIT:

A credit check will be processed on all proposed guarantors. A social security number is requested. The guarantor must have a credit score of 600 or above. A credit score below 600 will require a minimum prepayment of two (2) installments in advance.

BANKRUPTCY:

Bankruptcy may result in a non-approval.

RENTAL HISTORY:

Previous payment history will be reviewed, and applicants with negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past (12) months.

CHECK WRITING CODE:

The guarantor must have a check writing verification of "accepted".

RESIDENCY:

The property may require that guarantors reside in the United States and a social security number is requested.

ALTERNATIVE:

The property may provide an avenue for applicant to provide an alternative (or substitute) for a guarantor via a third-party vendor. If so, applicant may satisfy the guarantor requirement upon completion and approval of the necessary paperwork, and applicant's continued compliance of all requirements of the property and the vendor.

PRIVACY POLICY:

While no one can guarantee against identity theft or the misuse of personal information, protecting the information applicant provides is a high priority to us. The following set forth the set forth the property's current Privacy Policy for information collected in a subsequent rental application.

How personal information is collected. Applicant will be asked to furnish some of your personal information when you apply to rent from this property. This information will be on the rental application form or other document that you provide to the property or to a locator service, either on paper or electronically.

How and when information is used. The property will use this information only for business purposes involved in leasing an apartment unit to applicant. Examples of these uses include, but are not limited to, verifying statements made on your rental application (such as your rental, credit and employment history), reviewing your lease for renewal and enforcing your lease obligations (such as to obtain payment for money you may owe the property in the future).

How the information is protected and who has access. The property allows only authorized persons to have access to your personal information,

and the property keeps documents and electronic records containing this information in secure areas and systems.

How the information is disposed. After the property no longer needs or are required to keep applicant's personal information, the property will store or destroy it in a manner designed to prevent unauthorized persons from accessing it. The property's disposal methods will include shredding, destruction or obliteration of paper documents and destruction of electronic files.

Locator services. If applicant found this property through a locator service, please be aware that locator services are independent contractors and are not the property's employees or agents—even though they may initially process rental applications and fill out lease forms. You should require any locator services applicant uses to furnish their own privacy policies.

The property and its property manager support the Fair Housing Act, as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, disability or familial status. In accordance with fair-housing laws, the property and its property manager will make reasonable accommodations to our rules, policies, practices, or services as needed because of a disability. We will allow reasonable modifications under applicable laws as needed because of a disability. We may require you to sign an addendum regarding the implementation of any accommodations or modifications, as well as your restoration obligations, if any.