

RENTAL CRITERIA

In order to reside in our 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 these requirements to determine whether you meet them. Please note that the term "Applicant" provided below applies to all Residents to be identified on the Lease and the person or persons to be responsible for paying rent. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the property prior to these requirements going into effect. 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.

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

OCCUPANCY: Each occupant of the Unit shall be listed as a tenant on and sign the Lease. Tenants may allow guests to stay in the Unit for on more than three (3) days in any one (1) month period. There shall be allowed only one (1) person per bedroom, in light of the "special circumstances" of the property; namely, that it is student housing with shared living spaces rented on a "per bed" basis. A child under 24 months at the time of lease signing will not be counted under the occupancy policy for purposes of maximum occupancy. If the child exceeds 24 months during the lease term, the lease will be allowed to complete its term, but renewal will only be offered in compliance with the occupancy policy.

CREDIT: A credit check will be processed on all self-qualifying applicants (if applicable). A social security number is required. Self-qualifying applicants must have a credit score of 500 or above. An applicant with a credit score below 500 or no credit history will require a prepayment of two (2) months market rent 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, management may require the applicant to have a guarantor. Financial aid, grants or student loans are not qualifying sources of income.

EMPLOYMENT: Prospective residents must have (1) verifiable employment in this country, 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: Certain Asset Campus Housing properties require all residents to have student status. To qualify, you must be enrolled in a degree program, either full or part time. You will be asked to verify student status by showing a current student I.D. card or other satisfactory proof of student status.

IDENTIFICATION:

CITIZENS: All applicants must have a government-issued photo I.D. A social security number is required.

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*. ACH may ask to make a photocopy of any of the applicant's INS documents, international passport and visa.

*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: A criminal history check will be done on all applicants over the age of 18. Under no circumstances can a waiver be granted to any new applicant who has a felony conviction, a sex offense conviction, or whose name appears on a sex offender registry maintained by law enforcement officials. Misdemeanors against a person will be reviewed and approved at the sole discretion of management.

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing at the property have not been convicted of a felony or are 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: The 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, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements.

CREDIT: A credit check will be processed on all guarantors. A social security number is required. The guarantor must have a credit score of 500 or above. An applicant with a credit score below 500 or no credit history will require a prepayment of two (2) months market rent in advance.

BANKRUPTCY: Bankruptcy may result in a non-approval.

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.

CHECK WRITING CODE: The guarantor must have a check writing verification of "accepted".

RESIDENCY: The guarantor must reside in the United States and a social security number is required.

ASSET CAMPUS HOUSING, INC. supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status.

I HAVE READ AND UNDERSTAND THE RENTAL POLICIES OF THIS COMPANY.

Applicant Signature

Date

Guarantor Signature

Date