



[Property Logo]

Resident Screening Criteria

Welcome to our community.

Before you apply and complete a rental application, please take the time to review the resident screening 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 currently residing in our community, including the roommates that will occupy the apartment with any resident, have met these requirements. There may be residents and occupants that have resided in the community prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information received from various outside services used. This community does business in accordance with the Federal Fair Housing Act. We provide equal housing for all people and do not discriminate on the basis of race, color, religion, sex, national origin, handicap or familial status, or any other protected class as defined by state and local jurisdiction.

Occupancy Guidelines

Our occupancy guidelines for non-family applicants are 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.

Age

Anyone of legal age in the State in which the community is located may apply for residency.

Income and Credit History

All students are encouraged to apply with a Guarantor.

Guarantors must complete a background screening and sign the lease agreement. Guarantors must have a 600 or higher FICO score, earn 3 times the monthly rental rate, and meet tradelines, rent and debt income ratios, rental history and check writing qualifications.

If applying without a Guarantor, a credit screening will be performed for self-qualifying Applicants. Self-qualifying Applicants must have a 600 or higher FICO score, and meet tradelines, rent and debt income ratios, rental history and check writing history qualifications.

If an Applicant does not self-qualify, the Applicant may obtain a Guarantor. If a Guarantor is not available or 2 or more guarantor options do not meet the criteria the applicant can pay 2 month's pre-paid installments that will be applied to the final 2 installments of the lease agreement term or any subsequent renewal period upon execution of the lease.

Rental History

Applications for residency will be denied for a breach of lease agreement or a prior eviction. Applicant may not be currently delinquent to a previous landlord. Applicant can not have more than three late payments or two returned checks for rent in the most recent 12 month period. Anyone with an outstanding balance owed to a previous landlord must show proof of payment in full in order to be considered as acceptable rental history.

Criminal History

Campus Advantage screens the criminal history of applicants to protect the safety and property of residents and others at Campus Advantage's communities. Arrest records are never used to screen applicants, and applicants with criminal convictions are not subject to blanket exclusion. The screening criteria used by Campus Advantage is designed to identify those applicants who have one or more criminal convictions of a nature (type, severity, and length of time since commission) that indicate the applicant may pose a material risk to the personal safety and property of residents and others at the community if permitted to reside at the community.

Family Occupancy

For purposes of this occupancy policy, a "family" shall consist of the following: 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 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.

A family may occupy an accommodation if the family does not exceed two persons per bedroom plus a child who is less than 12 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 12 months old at the time of rental application or have reached 12 months during the lease term will be required, upon the end of the current lease term, to either: (1) move into another available accommodation which has more bedrooms; or (2) move out. Rent for the new accommodation will be at the rental rate at the time the lease is entered into for the new accommodation.

Falsification of Application

Any falsification in Applicant's paperwork will result in the automatic rejection of Application. In the event that an Applicant falsifies his/her paperwork, the apartment community has the right to hold all deposits and fees paid to apply towards liquidated damages.



I (We) have read and understand the resident screening criteria of this community.

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

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