

Qualifications Acknowledgement

It is our expressed policy not to discriminate against any person based on race, color, religion, sex, national origin, familial status or handicap or any other protected class.

Welcome to our community. Before you apply to lease an apartment in our community, please take the time to review our rental criteria. The term “applicant(s)” under these criteria means the person or persons that are authorized occupants under the lease. All persons over the age of 18 will be required to complete an application and pay an application fee of **\$65.00**. Two or more applications will be an additional **\$35.00** each. These are our current rental criteria; nothing contained in the requirements shall constitute a guarantee or indicate representation has been met. This information has been met is limited to the third party sources shall include employment verification, rental payment history, criminal history and credit reporting services used.

Income: You must provide current income verification of **(3.0)** times the amount of the monthly rental rate of the selected apartment. Income verification must include one of the following: provide a copy of your two most recent pay stubs showing YTD earnings; written verification from employer(s) that includes rate of pay or salary; financial statement certified by financial institution or an accountant, etc. Alimony, child support, student allowances from parents, scholarships, study subsidies, and inconsistent wages (tips, commissions, etc.) will require documented verification.

Credit: Your application will be evaluated for Credit in good standing. Failure to meet this requirement may require an additional deposit. Foreclosures, tax liens, or judgment(s) within a year will result in a declined application.

Rental: Good current and/ or previous rental history and/or proof of ownership of at least one (1) years are required of all applicants. Any negative rental history, reflecting more than three late and or NSF payments in a twelve month history will be declined. All evictions, community disturbances, damages or outstanding obligations to a landlord will be declined. Assuming all other criteria has been met.

Foreign Nationals: Foreign Nationals living or working in United States must provide a current passport and income verification as required above. If negative credit or rental history is reported by a credit source, the above criteria will apply.

Criminal: All applicants over the age of 18 are subject to criminal records verification and will be declined rental if they have been convicted of a felony or are subject to deferred adjudication for a felony. In addition any applicant over the age of 18 will be declined if they have a high crimes and misdemeanors/felony charge in the past 10 years including, but not limited to; drug possession, sale, manufacture, moral turpitude and any violent crime against a person will be declined. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony as our ability to verify this information is limited to the information made available to us by the third party credit reporting services used.

Age: Must be eighteen (18) years of age or otherwise the age of majority under applicable law to contract or lease.

Occupants: Only persons under the age of 18 will be considered occupants under the lease, with the exception of those living with a legal guardian and is claimed as a dependent.

Occupancy Guidelines: We do accept 2 adults + one 18 or under in a one bedroom; 4 adults + one 18 or under in a two bedroom; 6 adults + one 18 or under in a three bedroom.

Pet Policies: Pets are not allowed without management’s prior written approval and payment of pet deposit and fee in full for each pet. There is a limit of two pets per apartment. Full grown weight is not to exceed **99** pounds. Breed Restrictions include but are not limited to Pit Bulls, Akitas, Dobermans, Rottweilers, Staffordshire Terriers, Chows, or German Shepherds and other known aggressive breeds.

Additional Information:

1. Management reserves the right to request a guarantor. Guarantor and/or additional deposit will be offered, if the following is needed to meet the criteria:
 - a. A guarantor needed for a student.
2. Guarantor must execute a lease Agreement, meet all of the above criteria (for the exception of income qualifications is 5 times the rent) with no exceptions and pay an additional application fee.
3. Roommates or Co-Applicants: Each resident that signs the lease is fully, jointly and severally responsible for the rental payment. At least one co-applicant must meet all criteria with the exception of income, which will be considered jointly. Lack of history in any area will not disqualify one applicant if the co-applicant meets the history criteria. If both co-applicants lack in one area of the criteria, an additional deposit may be required.
4. Any falsification of information on the application automatically disqualifies the applicant or occupant and will result in retention of any application fees and or deposits.
5. A current driver's license or state issued ID will be required at the time of application for identity purposes only. A copy of your driver's license or state issued ID will be required at move in.
6. Resident agrees to maintain a policy of **\$100,000.00** personal liability insurance. Water coverage must be provided for "Resident Caused" damage to our property. If coverage is through any company other than ePremium, Resident will provide Lessor with written proof of compliance. Regardless of the provider, insurance must be in effect on or prior to the Commencement Date of this Lease, subsequent renewal periods and from time to time thereafter upon Lessor's request. **Insurance carriers must list 7 Seventy – PO Box 498067, Cincinnati, OH 45249 as an "Interested Party" on the Declaration page and that the insurance company will notify the community in the event of a cancellation or change in policy status.**
7. An **\$8.00** connection fee is assessed by the utility billing company to all new or transferred accounts.

Application Verification: Credit and Criminal Records are verified by an independent service. Credit and Criminal Records are verified by an independent service. In the event your application is rejected under one of these criteria, you may contact CoreLogic-SafeRent at 888-333-2413.

Security Policies: We are concerned about your safety, but we cannot provide or guarantee it. As you can appreciate no one can ensure your safety. No matter what measures the owner takes no security system, patrol or electronic security devise can prevent crime. Your personal safety and the safety of your belongings relies with you and the local law enforcement.

I have read and understand all of the above.

Test

 Apt#

 Resident Test Test

 Date

 Owner's Representative

 Date

Revised 8/28/14