

Resident Selection Criteria

We have adopted rental policies which are designed to ensure our resident selection process is objective and without bias. Within the bounds of reason and law, our policies dictate who will live within our residential community. Following are policies important to us and our residents as we provide a home for our residents:

1. Fair Housing: "We do business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of race, color, religion, sex, national origin, or family status in the sale or rental of housing, in advertising the sale or rental housing, in the financing of housing, or in provision of real estate brokerage service."
2. Occupancy Standards: occupancy standards are used to determine how many people are permitted to live in an apartment home. The standard is a maximum limit of two people per bedroom.
3. Rental Applications: we require a completed and signed rental application for each prospective resident and occupant over age 18. The application must be fully completed and signed and dated. We conduct a criminal and credit check on each applicant, and the Fair Credit Reporting Act requires that the applicant be informed that his credit is being checked. The result of the examination will determine the applicants' eligibility relating to rent and security deposit levels. Unfavorable reports will influence the occupancy decision. The applicant pays a fee for the application processing as well as credit and criminal background checks.
4. Income and Employment: applicants must verify employment and income history. All sources of income will be evaluated. Generally we expect monthly income to be three times the monthly rent.
5. Rental History: we must verify the applicants' rental or mortgage history. Applicants with a negative rental history or a balance due another apartment community or eviction from an apartment community may be denied.
6. Criminal History: we conduct a criminal background check for each resident, and the applicant may be rejected for reasons of criminal activity including felony conviction, terrorist related conviction, illegal drug related conviction, prostitution related conviction, sex-related conviction, or other charges involving crimes against persons or property.
7. Resident Selection Criteria Subject to Change: from time to time these criteria may change. There may be residents or occupants who have moved into our community before certain requirements took effect, and not all residents may have qualified under identical requirements.

I have read and understand the Resident Selection Criteria and agree with these conditions.

Prospective Resident

Date