



SOUTHAMPTON MANAGEMENT Qualification Acknowledgement



Southampton Management, Inc. and this community comply with all federal, state, and local regulations regarding fair housing for all applicants and residents.

Occupancy Standard We permit two (2) persons per bedroom (exception: one child less than 3 years of age). If at any time during the lease term personal circumstances change which cause the occupancy standards to exceed, then leaseholder(s)/residents must comply with the following:

- 1.) move to an available apartment at the end of the lease term with more bedrooms, at the then prevailing rent for a larger apartment; or
- 2.) vacate the premises at the end of the lease term by giving the required notice per the lease contract.

Age Requirements Leaseholders must be at least 18 years of age and be head of household, spouse, and/or co-head of household. All leaseholders and occupants age 18 years or older are required to submit an application for approval (even if living with a parent or guardian).

Credit Credit history is one of the most important elements to qualifying prospects. An unsatisfactory credit history can disqualify an applicant from renting an apartment at the community. An unsatisfactory credit history is one that reflects past or current bad debts, late payments, unpaid bills, liens, landlord debt, judgments and/or bankruptcies. Applicants that fall short of our credit requirements or do not have established credit may be required to pay a qualifying deposit in order to secure the apartment home. If the applicant is required to pay a qualifying deposit, payment must be made within 48 hours of notification.

Rental Good current and previous rental history and/or proof of home ownership will be verified using available resources. Associated addresses listed on the application or provided by the third party screening company are subject to review and verification. Applicants with more than two (2) late and/or NSF payments in a twelve (12) month history, evictions, community disturbances, damages, or outstanding obligations to a landlord will not be allowed.

By signing the AUTHORIZATION section of the rental application you are giving the community management permission to collect any and all previous rental history of all applicants.

Income Applicants must currently be employed or provide evidence of a gross monthly income of no less than three (3) times the market rent amount to be paid by resident. Acceptable forms of income verification include two (2) months of current pay stubs, previous year's tax return, or U.S. bank statements. A U.S. bank statement indicating a balance adequate to fulfill the annual income requirement of 3 times the monthly market rent will also be considered. Alimony and child support will be considered with appropriate court documentation.

Check Writing A negative verification of check writing authorization or checks will not be accepted. Applicants will be required to pay all future monies (for example, deposits, fees, and rent) by certified funds only.

Identification Prospective residents may not tour and apply with a temporary or paper copy ID. A valid, permanent government issued photo ID is required to tour, apply, and execute a lease contract at this community. A rental application will not be processed with a temporary ID. All applicants are required to show a valid government issued photo identification and provide SSN prior to the rental application being processed. A name match to your SSN provided will be performed. Applicants who fail the SSN analysis will be required to show documentation from the Social Security Administration.

Applicants that are Non-U.S. Citizens must complete a Supplemental Rental Application for Non-U.S. Citizens and provide applicable documentation and photo identification.

Criminal A criminal background check will be performed on all applicants and occupants over the age of 18 years.

1. Applicants will be denied if convicted of offenses listed under Section 3g(a) of the Texas Code of Criminal Procedure including the following offenses:
 - Murder
 - Capital murder
 - Indecency with a child by contact
 - Aggravated kidnapping
 - Aggravated sexual assault
 - Aggravated robbery
 - An offense under Chapter 481 of the Texas Health and Safety Code, for which punishment is increased under: Section 481.140 of the Texas Health and Safety Code; or Section 481.134(c), (d), (e), or (f) of the Texas Health and Safety Code, if it is shown that the offender has been previously convicted of an offense for which punishment was increased under the aforementioned subsections
 - Sexual assault
 - Injury to a child, elderly individual, or disabled individual, if the offense is punishable as a felony of the first degree and the victim of the offense is a child
 - Sexual performance by a child
 - An offense under Section 15.03 of the Texas Penal Code, if the offense is punishable as a felony of the first degree
 - Compelling prostitution
 - Trafficking of persons
 - Burglary, if the offense is punishable under Section 30.02(d) of the Texas Penal Code and the actor committed the offense with the intent to commit a felony under Section 21.02, 21.11, 22.011, 22.021, or 25.02 of the Texas Penal Code
 - Any offense where the offender used or exhibited a deadly weapon during the commission of a felony offense or during immediate flight therefrom
2. Applicant(s) will be denied if receiving a reportable conviction or adjudication, as defined by Article 62.001 of the Texas Code of Criminal Procedure which requires offenders to be registered as a sex offender.
3. Applicant(s) will be denied if convicted of the illegal manufacture or distribution of a controlled substances as defined in Section 102 of the Controlled Substances Act.
4. Applicant(s) will be denied if convicted or subject to deferred adjudication for a felony not listed above if the incarceration, probation or deferred adjudication period was completed within 10 years from the date of application.
5. Applicant(s) will be denied if convicted or subject to deferred adjudication for a Class A misdemeanor if the incarceration, probation or deferred adjudication period was completed within 5 years from the date of application.

All applicants (occupants and lease holders) may not have been convicted of a misdemeanor offense (violent crime, crimes against property or sex-related) in the past 5 years (including deferred adjudication/probation for a misdemeanor). Convictions over 5-years (otherwise to those stated above) will be reviewed and considered at the sole-discretion of management.



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This requirement does not constitute a guarantee or representation that residents or occupants have not been convicted of a felony or misdemeanor or are subject to deferred adjudication for such offenses; our ability to verify this information is limited to the information made available to us by the credit reporting services used.

Guarantor

A guarantor will only be considered for applicants who have undergone the complete screening process and are not qualified due to insufficient income. A guarantor is required to be a U.S. Citizen and have monthly income in the amount of 5 (five) times the market rent, in addition to meeting all credit qualifications as stated in this acknowledgement.

Application/ Administrative Fees

An application fee is required for any lease-holding applicant 18 years of age and older. All application fees are non-refundable.

A non-refundable administrative fee is also required at time of application. This amount is non-refundable after application approval.

Corporate company applications require the following:

A Corporate application fee is \$100. See a member of management for the specific application form. All residents who will live in the apartment and are 18 years of age and older must each pay the occupant application fee of \$20, fill out a separate application, and provide identification as outlined in the Identification section above.

Corporate relocation companies or business entity must present a certified letter, which lists all corporate officers who are authorized to execute Lease Agreements. An officer must be appointed as Lease Holder and must execute the Lease Agreement on behalf of the company. The lease agreement will reflect not only the appointed officer's name but will also list the corporate company as a lease holder. The appointed officer is required to execute all community addenda. Occupants will be listed under the occupant section and are not required to sign the lease agreement but are required to execute all other community addenda.

Approved corporate relocation companies must submit a Letter of Responsibility to secure the apartment and initiate the application process. See list of approved corporate relocation companies

Application Deposit

The application deposit is refundable in compliance with the application and rental agreements.

Occupants

Occupants 18 years of age and older must provide identification as outlined in "IDENTIFICATION" section, complete a separate application, and must meet criminal history qualifications to be approved for occupancy. Occupants must pay an application fee of \$20.

Resident Transfers

Current residents transferring on-site must execute a resident transfer agreement and complete a new application. Their current apartment must be in good condition and a walkthrough of the apartment will be completed by management prior to approval of the transfer. Residents must be in good standing (defined by satisfactory payment history, no NSF checks, no past due amounts, and no incident reports for lease violations, etc.). If the transferring resident wishes to transfer to a more expensive apartment, the new income qualification must be met by providing updated proof of income.

Please see the community management for its specific onsite transfer agreement policy; further stipulations may apply.

Southampton Management, GE Employees, and Sueba USA Employees

Please refer to Sueba USA Corporation's policies and procedures #202-R. Applicant/Tenant represents that he/she (i) is not an employee of the General Electric Company or any affiliate thereof; (ii) is not an officer or director of the General Electric Company or any affiliate thereof; (iii) does not own 10% or more of the outstanding stock of the General Electric Company or an affiliate thereof; (iv) does not have any responsibility for, or discretionary authority or control over, any asset of the General Electric Pension Trust; and (v) does not render investment advice with respect to any asset of the General Electric Pension Trust. For purposes of this representation, an "affiliate" of the General Electric Company includes any entity in which the General Electric Company has a direct or indirect ownership interest of 50% or more of the entity's total value or voting power.

Additional Information

Management reserves the right to request a qualifying deposit warranted by your overall credit and/or previous rental history and/or home ownership record.

Any falsification of information on the application automatically disqualifies the applicant or occupant.

Roommates and co-applicants: Each is fully responsible for the rental payment and all must complete a separate rental application, pay the application fee, and execute the lease.

Some communities have been designated as smoke-free and/or have designated smoke free areas. Please refer to your community for specific policy. Some communities may have social spaces available for private use. Please see a member of management for your community specific availability and fees.

We do not accept pre-payment for the full lease. Cash is not accepted.

Animal Policy

All pets, maximum of two (2) per apartment, will require an additional deposit and a one-time non-refundable pet fee. Pet rent may also be charged. All pet fees and deposits must be paid prior to move in. Please see a member of management for these amounts. Pets must meet the property requirements and be approved by management. **Breed Restrictions apply to the following breeds, but not limited to: Chows, Rottweilers, Pit Bulls (American Staffordshire Terriers), Mastiffs (all breeds), Dobermans, German Shepherds, Akitas, Irish Wolf Hounds, American Bulldogs, Great Danes, and any breed mix included in the listing.** You must disclose the breed of your pet(s) prior to initializing the application process. Breed, size, weight, number requirements, fee and deposit requirements do not apply to assistance animals.

_____ (applicant initials) _____ (applicant initials) _____ (applicant initials)

Cancellation

If the applicant party finds it necessary to withdraw their application or notify us that they have changed their mind for any reason about renting the dwelling unit, we will be entitled to retain all deposits, application and administrative amounts previously paid as liquidated damages. The parties will then have no further obligation to each other.

_____ (applicant initials) _____ (applicant initials) _____ (applicant initials)

Security Policies

We are concerned about your safety but we cannot provide it or guarantee it. As you can appreciate, no one can ensure your safety but you. You will find that many aspects of our property help deter crime events; however, no security system, patrol, or electronic security device can prevent crime. Do not rely upon any measures we take or features of the property for your security.



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Living in a large metropolitan city crime will occur in neighborhoods, as well as apartments. If you would like to be informed as to the crime statistics in this property's geographic area, you may contact the local police department.

This property will not discriminate against any person based on race, color, religion, sex, national origin, familial status or handicap.

Renter's Insurance

Proof of Liability Insurance is required prior to receiving keys and must be maintained during residency. The minimum requirement for a liability policy is \$100,000. We strongly encourage an additional policy for your personal property. Please refer to the welcome letter for additional information.

Open Carry Policy

Our community has adopted a policy prohibiting anyone from entering our community while carrying a firearm in an open manner. We are not restricting the carrying of concealed handguns, nor are we prohibiting residents from having firearms in their units or transporting them between their units and their vehicles. Our policy is that no individual may enter any part of our property with a firearm that is carried openly. This policy is set forth in our community policies as well as the Lease Addendum for Carrying Handguns Onsite, restricting individuals (even licensed holders) from openly carrying firearms on our community.

Privacy Policy

We are dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

How information is collected. You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

How and when information is used. We may use this information in the process of verifying statements made on your rental application, such as your rental, credit and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future.

How the information is protected and who has access. In our company, only authorized persons have access to your Social Security or other governmental identification number. We keep all documents containing this information in a secure area, accessible only by authorized persons. We limit access to electronic versions of the information to authorized persons only.

How the information is disposed of. After we no longer need your Social Security or other governmental identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

Locator services. If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees—even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their privacy policies, as well.

Disclaimer

Management does not guarantee, warrant, or represent that all residents and occupants meet the above criteria due to the length of residency in comparison to when criteria was implemented or amended. Additionally, our ability to verify the information provided by an applicant is limited to the information made available to us by CoreLogic.

CoreLogic is our third party screening company which evaluates all applicants against the qualifying policies as listed above. This company uses a risk assessment model that evaluates potential risk, criminal history, credit, and rental history to produce a rental risk score. Should your application be declined, you can contact CoreLogic consumer relations directly at 888-333-2413 to request a full copy of your consumer report. Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application data, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, prior rental history, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores. Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion as factors.

By submitting this application, Applicant(s) hereby consents to Southhampton Management sharing Applicant's nonpublic personal information (as defined by the Gramm Leach Bliley Act, 15 U.S.C. §6802(e) with CoreLogic Rental Property Solutions, LLC and ID Analytics, Inc. (collectively, "Vendors") for the purpose of Southhampton Management receiving an identity verification product in connection with my application, and for the Vendors' use in the preparation of similar reports.

The Federal Fair Credit Reporting Act (FCRA) requires that you be notified when information in a consumer file leads to an unfavorable response to your rental application based on the gathered information. You have the right to access this information and dispute any inaccurate entries. The FCRA requires that CoreLogic and any other sources provide you with a free copy of your consumer report. Your consumer report will only be provided if you request a copy within 60 days by following the instructions on the Adverse Action Letter.

I understand and accept these qualifying standards and have truthfully answered all questions. Furthermore, I understand that falsification of the rental application information will lead to denial of the application.

Signature of Applicant _____

Date _____

Signature of Applicant _____

Date _____

Signature of Applicant _____

Date _____

Apartment Number or PWL Type _____