

We are delighted that you are interested in leasing in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

- 1. All persons residing in the apartment must complete a TAA Rental Application. The head of household is required to be a minimum of 55 years old. An additional occupant under the age of 55 will only be considered if the head of household meets the miniumn age requirement and the additional occupant must meet all other qualifying criteria. (Married couples may complete one application).
- 2. Monthly income must be verifiable. Total monthly income of all applicants must be 2 times the monthly rent.
- 3. Applicant must have a minimum of 6 consecutive months of verifiable rental/mortgage history. Second chance leasing is available at this property as long as the housing debt is great than 2 years old and acceptable rental history has been established after housing debt occurred.
- 4. There are a maximum number of occupants in each floor plan that cannot be exceeded at any time during your residency.

OCCUPANCY LIMITS	
<u>UNIT TYPE</u>	STATUS
One Bedroom	2
Two Bedroom	3

- 6. Pets are welcomed at this community. We allow a maximum of 2 pets per apartment. The pet(s) full grown must weigh no more than 25 lbs. Management must approve of the animal prior to move-in.
- 7. A credit and criminal report will be processed on each applicant. Credit history is screened through a third party vendor for approval recommendation. Consideration is given to timely payment history, debt-to-income ratio, previous mortgage history, reported rental history and utility debt. Applicants with an open bankruptcy will not be accepted. Applicant must have a check verification code of "accepted" as provided by "Telecheck" in order to enjoy the privilege of paying rent and other charges with a personal check. If the applicant fails to meet this requirement, but is otherwise approved for residency, they will be required to pay by cashier's check or money order only.

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- 8. In accordance with the Fair and Accurate Credit Transaction Act of 2003 (FACTA), all applicants must provide a government issued ID during the application process. Identification provided must match information provided in the rental application. If applicant has a "fraud alert" noted on their credit report the application will be denied until identity can be confirmed by our screening contractor using the contact method provided on the credit report.
- 9. Applicant(s) may be denied occupancy for the following reasons:
 - Any felony or misdemeanor conviction, pending case or deferred adjudication associated with sexual offenses, theft of property (exclude by check), damage to property, drug violation, violence and injury to persons.
 - Poor credit or rental history of any applicant including but not limited to non-payment or frequent late payment of rent, eviction, drug use, poor housekeeping or violence to persons or property by applicant.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin or disability.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

I ACKNOWLEDGE IT WILL TAKE UP TO 30 DAYS TO RECEIVE A REFUND IF MY APPLICATION IS DECLINED FOR REASONS THAT DO NOT RESULT IN MY APPLICATION DEPOSIT BEING LAWFULLY RETAINED.

Appl	licant

Date

Applicant

Date

Applicant

Date

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