



RENTAL CRITERIA

In order to reside in our community we require that each applicant must be 18 years of age and meet certain rental criteria. Before you complete our Rental Application, we suggest that you review these requirements to determine whether you meet them. Please note that the term "Applicant" provided below applies to all Residents to be identified on the Apartment Lease Contract and the person or persons to be responsible for paying rent. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the property prior to these requirements going into effect. Our ability to verify whether these requirements have been met is limited to the information we receive from the various screening and credit reporting services used.

All prospective residents may be required to provide proof of the following standards to include, but not limited to:

OCCUPANCY: 1 person per bedroom, in light of the "special circumstances" of the property; namely, that it is student housing with shared living spaces rented on a "per bed" basis. A child under 24 months at the time of lease signing will not be counted under the occupancy policy for purposes of maximum occupancy. If the child exceeds 24 months during the lease term, the lease will be allowed to complete its term, but renewal will only be offered in compliance with the occupancy policy.

CREDIT: A credit check will be processed on all self-qualifying applicants (if applicable). A social security number is required. Self-qualifying applicants must have a credit score of 500 or above. A credit score below 500 will require a prepayment of two (2) installments in advance.

INCOME: Total monthly income must be at least three (3) times the sum of the highest installment rate. If income requirements are not met, management may require the applicant to have a guarantor. Financial aid, grants or student loans are not qualifying sources of income.

EMPLOYMENT: Prospective residents must have (1) verifiable employment in this country, or (2) verifiable source of income. If applicant is self-employed or receives money from non-employment sources, the applicant must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements.

STUDENT STATUS: Certain Asset Campus Housing properties require all residents to have student status. To qualify, you must be enrolled in a degree program, either full or part time. You will be asked to verify student status by showing a current student I.D. card or other satisfactory proof of student status.

IDENTIFICATION:

CITIZENS: All applicants must have a government-issued photo I.D. A social security number is required.

NON-CITIZENS: In addition to meeting the above criteria, applicants who are citizens of another country must provide (1) a passport; (2) the INS document that entitles the applicant to be in the United States and (3) proof of employment in this

