

Apt # _____

Move-in Date _____

RESIDENT QUALIFICATION CRITERIA GUIDELINES

We are delighted you are interested in leasing a home in our apartment community. Below we have listed the criteria for qualifying as a resident with us. Application for apartment homes are accepted on first come, first serve basis and are subject to the availability of the apartment type requested. "Available" apartments include those where a notice to vacate has been received from the current resident on or about a certain date. Circumstances not necessarily under management's control may delay the date of availability of any apartment in which management may believe would be ready for a new resident. Whether a particular apartment is available may vary significantly within several hours or days.

To be considered for approval, all persons over the age of 18 must fully complete a separate rental application. Any omission, errors or falsifications may result in denial of an application or terminate the right to occupy the apartment. Roommates must apply and qualify separately. People with joint credit record may complete one application or apply separately. All applications are subject to approval through a computerized scored review through an outside application agency. Approval/Denial is based on a review of the following criteria.

1. Income/ Employment: Income relative to rent and debt is factored into the scoring system. Gross income must be approximately three (3) times the rental amount. Proof of income and all sources of income must be verifiable. Income for roommates may be combined for qualification purposes. Verification can include four (4) consecutive paycheck stubs, written, notarized document from income source on company letterhead, bank statements, employment offer letter, statements for accounts, U.S. tax returns, Child support documents, etc. Senior citizens and retirees will be accepted as an alternative to being employed but applicant must still meet criteria with regards to income and credit. Student loan documents showing allotment for housing is an acceptable source of income. A guarantor may be used if a prospective resident fails to meet income/employment standards or is a full-time student (enrollment documentation must be provided). The guarantor must meet all qualifying criteria, in addition to current housing obligations. The guarantor must complete and sign a lease guaranty agreement. Applicant(s) may be denied occupancy for insufficient income. If income cannot be verified the lease must be paid in full in U.S. funds.

2. Rental Verification: Six (6) months verifiable rental history in good standing is required. Any monies owed to other rental communities or previous evictions proceedings may result in denial or additional deposit.

3. Application Screening: Ascension Commercial Real Estate evaluates each person applying for occupancy for approval through a third-party applicant screening agency. Approvals of all applications are based on empirical system that incorporates various credit factors along with other nonstatistical factors to determine over all applicant worthiness. The primary criterion used to determine rental decisions is a statistical score (Rental Property Solutions). It is a cumulative analysis from several indicators that calculates an applicant's overall credit score and rates each applicant from a 200 to 800, with a high number an indication of lower financial risk. In addition to the Rental Property Solutions Score, other factors may impact the overall rental decision of an applicant including criminal background checks, rental and eviction history, check writing history, as well as other indicators. When these non-statistical factors are combined with the Rental Property Solutions Score, an overall rental result is determined.

4. Criminal Background: Ascension Commercial Real Estate conducts a criminal background search on each person over the age of 18 applying to live at its community. It is the company's policy not to accept prospective residents who have been charged with and/or convicted of certain felonies and/or misdemeanors including violence, theft, drug related crimes, prostitution, etc.

It is the Property's policy to review an Applicant's past criminal history as there is a legitimate concern about the health, safety and/or comfort of other resident and employees, as well as a legitimate concern regarding the potential risk for property damage. Criminal history only refers to criminal convictions, which includes deferred adjudication and/or pretrial diversion. Generally, factors including, but not limited to the following, will be considered when reviewing the Applicant's criminal conviction(s): nature and severity of crime; when the crime was committed; and whether the type of criminal conduct is a concern to the legitimate interest of the property under management. It is

the policy of the Property to review the foregoing factors regarding Applicants criminal conviction(s), as well as consider any evidence of mitigation provided by Applicant.

Applicant shall not be rejected solely based upon arrest of charge that is not yet a criminal conviction as defined above. Applicants with pending criminal litigation who are subsequently convicted, given deferred adjudication, or given pretrial diversion, for any of the crimes including but not limited to those provided above during the term of any prospective Lease, may be in default of their rental agreement and may be required to vacate the premises.

5. Renter's Insurance: Proof of renter's insurance from at least one lease holder per apartments with a \$100,000 personal liability coverage is required prior to the move in date. Our insurance does not cover the loss of or damage to your personal property. We urge you to get your own insurance for losses due to theft, fire, water damage, pipe leaks and other similar occurrences. Renter's insurance does not cover losses to rising flood water. Information on renter's insurance is available from the Texas Department of Insurance.

6. Occupancy: The following occupancy standards will apply:

EFFICIENCY	TWO (2) PERSONS
ONE (1) BEDROOM	THREE (3) PERSONS
TWO (2) BEDROOMS	FIVE (5) PERSONS
THREE (3) BEDROOMS	SEVEN (7) PERSONS
FOUR (4) BEDROOMS	NINE (9) PERSONS

NOTE: A child under the age of two (2) years of age at move-in will not be counted for purposes of the persons per bedroom occupancy standard. Once the child reaches two (2) years of age, it will be necessary to relocate to a unit with an appropriate number of bedrooms. A child two (2) years of age or older at the time of move-in will be counted for occupancy standards.

7. Pets: No exotic pets are allowed. Pet Fees/Pet Rent are as follows: Pets 1 to 45 pounds must pay \$300 non-refundable pet fee plus \$25 monthly pet rent; pets 46 + pounds must pay \$500 non-refundable pet fee plus \$25 monthly pet rent. All approved pets must have a verification letter from veterinarian stating that there has been zero aggression exhibited by the animal. There is a maximum of two (2) pets per apartment. The foregoing restrictions Pet Fees/Pet Rent are NOT APPLICABLE for Service Animals and/or Assistance Animals.

These are Ascension commercial Real Estate's current rental standards and nothing in these requirements shall constitute or guarantee a representation by our company that all resident and occupants currently residing in our community have met these requirements. In addition, our ability to verify whether these requirements are met is limited to the information received from various reporting services.

BY SIGNING THE BELOW, YOU ACKNOWLEDGE YOU HAVE HAD THE OPPORTUNITY TO REVIEW THE RESIDENT QUALIFICATION CRITERIA GUIDELINES (HEREIN ABOVE), THE RESIDENT QUALIFICATION CRITERIA GUIDELINES MAY INCLUDE FACTORS SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. IF YOU DO NOT MEET THE SELECTION CRITERIA, OR IF YOU PROVIDE INACCURATE OR INCOMPLETE INFORMATION, YOUR APPLICATION MAY BE REJECTED AND YOUR APPLICATION FEE WILL NOT BE REFUNDED. IF YOU FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY DENY THE APPLICATION AND RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES AND APPLICATION DEPOSITS AS LIQUIDATED DAMAGES.

Applicant's Signature

Applicant's Printed Name Date

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