

Statement of Rental Policy

(Revised April 13th, 2009)

In order for someone to establish residency within our community, we require that you (Applicant) meet certain rental criteria. Before you apply to rent an apartment, please take a moment to review our rental policy.

1.) Occupancy Guidelines:

<u>Type of Apartment</u>	<u>Maximum # of Occupants</u>
One Bedroom	2
Two Bedroom	4
Three Bedroom	6

- 2.) Employment and Income Requirements: Applicant must have verifiable employment with a monthly gross income of at least three 3 ½ times the amount of the monthly rental rate. Self-employed or retired applicants must provide a financial statement from a CPA or previous year's tax statement. Active military personnel must provide a copy of his or her LES and orders. Co-signors may be accepted only if income requirements are not sufficient. Any co-signer must meet the requirements described in this Section.
- 3.) Rental History: Applicant must provide current verifiable rental history. All applicants must have an acceptable rental history. Should Applicant have a balance, or if Applicant failed to fulfill a lease contract with another apartment community, Applicant must obtain a written statement from the apartment community, rental office, or Management Company stating that Applicant's balance has been paid in full before the application will be considered. If a previous eviction occurred due to non-payment of rent, and the balance has not been paid, Management may require Applicant to pre-pay the cost of the full term of the lease contract in certified funds if application is approved by Management.
- 4.) Credit Report: Credit will be judged on a scoring system by RealPage, Inc. The scoring scale is subject to change at any time. In the event the credit score is not acceptable for full approval, your application may be conditionally approved with an additional deposit and / or additional documentation. Any errors or discrepancies in your credit score or report relied upon by the landlord in determining your creditworthiness are the exclusive and sole responsibility of the credit reporting agency or agencies. We are not responsible for any errors or discrepancies in your credit score or report. We reserve the right to deny any rental application based on credit score alone. It is your responsibility, and not that of the landlord, to report and pursue any error or discrepancy in your credit score or report.
- 5.) Criminal History: An application will not be approved if the applicant has been convicted of any felony offense which includes but is not limited to: homicide, rape, robbery, assault, drug trafficking and / or distribution of any illegal substance. This requirement does not constitute a guarantee or representation that residents or occupants residing within our communities have not been convicted of a felony.

- 6.) Security Deposit: A security deposit in the amount of \$200.00 (or \$100.00 for military personnel with valid identification) will be required to hold an apartment for up to 14 days. The security deposit shall be refunded upon denial of application. If applicant cancels the application by written notice within 24 hours, a full refund of security deposit will be processed within 30 days of the cancellation. If a cancellation occurs after 24 hours, or if applicant refuses to occupy the premises on the agreed upon date, the security deposit will be forfeited. Additionally, a \$45.00 non-refundable application fee per applicant and a \$100.00 non-refundable administrative fee are required to complete a rental application. The deposit must be paid by separate check or money order from the application fee and the administrative fee. The application fee and the administrative fee can be paid by the same check or money order.

- 7.) Pet Fee: Only two (2) pets per apartment are allowed. There is a \$300.00 non-refundable fee due prior to the housing of any pet. The pet fee is due on the move-in date; or, if a pet is housed after the move-in date, then the pet fee shall be due at any time prior to the housing of any pet. We reserve the right to refuse any pets for any reason.

- 8.) General Applicant Requirement: All applicants must be at least 19 years of age.

- 9.) Equal Housing Opportunity: Title VIII, Section 800 *et seq.* of the Civil Rights Act of 1968 prohibits discrimination against any person making an application for rental housing with regard to race, religion, color, sex, national origin, familial status or disability. Foshee is an equal opportunity lessor and will not deny any application based on the applicant's race, religion, color, sex, national origin, familial status or disability.

- 10.) No Warranty or Representations Made: The landlord makes no warranty or representation that any application will be accepted and expressly retains the right to refuse any application, subject to the provisions of Section 9, above. The landlord shall not be liable for any damages, monetary or otherwise, that may be incurred by any applicant based on the landlord's decision to accept or deny any application.

I have read and understand the rental policies of this community prior to completing my rental application.

Applicant Signature

Date

Applicant Signature

Date

Manager/Leasing Consultant

Date