

RENTAL APPLICATION APPROVAL CRITERIA

The Pines at Tuttle Crossing

Welcome to our community. Before you apply to rent an apartment, please take the time to review our rental application approval criteria. The following information is offered so that all the applicants will have available to them a detailed statement of the rental qualifying policies adopted by The Pines at Tuttle Crossing. Although we have attempted to make this document easy to read and understand, it does include formal language and legal terms. If you have any questions regarding our policies or about the information contained in this document, please contact any member of our management team.

We will not discriminate against any person in the rental of an apartment because of race, color, religion, national origin, sex, age, familial status, sexual orientation or mental or physical handicap.

Enclosed is the current rental criteria of The Pines at Tuttle Crossing; nothing contained in the requirements shall constitute a guarantee or representation by us that all residents who inhabit the community have met all of the requirements. There may be residents and occupants who have resided on the premises prior to the inception of these requirements; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various consumer reporting services used.

Confidentiality

We maintain a strict policy of confidentiality and privacy for our applicants and residents. We do not discuss information on applications with anyone other than the applicant. In addition, we do not discuss individual credit reports with an applicant. If you would like to discuss or dispute any information contained in your credit report, you will need to contact the consumer-reporting agency in which the report derived. We will provide you with the name and address of that consumer-reporting agency upon request.

Validity Period

Approved applications remain in good standing for a period of (90) ninety days from the approval date. If the lease is not signed and/or the applicant fails to occupy an apartment within the viable time period, the application must be re-submitted for verification and approval and a new application fee must be paid. Applicant must have a valid current driver's license, or another form of government issued photo identification.

Application Fee

A non-refundable application fee of \$50 must be paid by the first applicant of an apartment. Each resident over the age of 18 must fill out an application for residency and submit an application fee. Because there are no exceptions, it is important that you review this information carefully before submitting an application, making certain that, to the best of your knowledge, you meet the rental application approval criteria stated.

Roommates/Co-Residents

In the event that there are multiple applicants who reside in the same apartment, i.e. roommates or co-residents, the information on all applicants will be combined during the verification process.

Occupants

Occupancy will be limited to no more than four (4) persons in a two bedroom apartment or five (5) persons in a three bedroom apartment. All adult occupants (over the legal age) will be considered as a resident under the Lease Agreement and will be required to sign the Lease Agreement as a responsible resident.

Credit History

Applicant(s) must have a credit report which reflects a favorable payment history. Applicants with little, blemished or no credit history, or applicants with past bankruptcies will be considered in the

application process, assuming that they meet all other qualifying guidelines, provided that additional security deposit monies are received.

Resident History

Applicant(s) should have a current resident reference (apartment community or mortgage company) reflecting a prompt payment record and an acceptable rental history for the past (2) two years. Any record of disturbance of neighbors, destruction of property, living or housekeeping habits at a prior residence which may adversely affect the health or welfare of other residents, illegal occupants, unauthorized pets, or owing a past due balance to a previous landlord may result in the denial of the application.

Employment

Applicant's employment must be verified by applicant submitting copies of their last four paycheck stubs.

In the event of a job change, the previous employment will be verified and the applicant will be asked to provide a copy of an employment contact or written job offer from the new employer. If applicant has been employed at their current employer for less than (6) six months, their previous place of employment will be contacted. Proof of retirement benefits, disability income or full time student status is required.