

Resident Selection Criteria:

Income to Debt: A verifiable consistent monthly gross income less the total monthly debt obligations shown on the credit report divided by three (3) must result in an amount which is equal to or greater than the market rental rate for the desired apartment.

Income must be verified through a direct supervisor, payroll or human resources department, or from the applicant's last thirty (30) days of paycheck stubs. Self-employed applicants will be required to provide the previous year's tax return.

Proof of retirement benefits, disability income or full-time student status is required.

Residence History: Applicant(s) must have a current resident reference (apartment community, rental property or mortgage company) reflecting a prompt payment record and an acceptable rental history for the past three (3) years. Unpaid foreclosure/eviction/skips/or money owed to a previous landlord within three (3) years will result in denial of the application. However, applicant(s) who owe a prior balance to a Gold Key Realty Company owned or managed property, must pay the balance in full.

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 or unauthorized pets may result in the denial of an application.

Employment: A company representative must verify applicant's employment. The applicant will be asked to provide a copy of an employment contract or written job offer from the new employer, or a copy of a pay stub.

Criminal History: Applicant(s) must not have a criminal history, which reflects any prior felony convictions or deferred adjudication for felony offenses. Applicant will have no record of criminal convictions involving crimes of physical violence to person or property, or which would adversely affect the health, safety or welfare of others.

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony. There may be residents or occupants that have resided at Sycamore Square prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the reporting services used.

It is further understanding of the parties that the resident or any of their guests or invitees have not been convicted of a sexually-oriented offense. In the event any individual residing in these apartments is convicted of a sexually-oriented offense or has been previously convicted of a sexually-oriented offense, they will not be permitted to remain on the premises. Should this matter come to the attention of the community manager or other residents advise the community manager of the same, then, a thirty-day notice will be issued to the individual who is named on the lease for that apartment home. The lease will be cancelled thirty-days thereafter. The resident has a continuing responsibility to advise the manager of any change in status as to the paragraph regarding Criminal History.

Validity Period: Approved applications remain in good standing for a period of ninety (90) 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 resubmitted for verification and approval, and a new application fee must be paid.

Signature

Date

Signature

Date