

Strategic Management Partners Qualification Acknowledgment

It is the policy of Strategic Management Partners (also known as SMP) to offer Apartments for rental to the general public without regard to race, sex, color, national origin, religion, familial status, or handicap. In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify prospective resident of this community. Please note that these are current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the Apartments that all residents and occupants currently residing at this community have met these requirements. There may be residents and occupants that have resided at this community prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services and other third party sources.

Please review this information before filling out an application.

Income Requirements:

The verifiable, combined, gross household income must be no less than 2.5 times the monthly net effective rental rate. INCOME MUST BE VERIFIABLE BY HUMAN RESOURCES OR CHECK STUB'S MUST SHOW YEAR TO DATE EARNINGS. IF EMPLOYER VERIFICATION IS NOT AVAILABLE, LAST YEAR'S INCOME TAX RETURN WILL BE REQUIRED. YOU MUST BE ON YOUR CURRENT JOB FOR AT LEAST SIX MONTHS. IF NOT, VERIFICATION OF PRIOR EMPLOYMENT (if criteria is not met Applicant must pay an additional administration fee equal to one month's market rent OR provide approved co-signer).

Rental History:

PAST RENTAL HISTORY MUST BE SATISFACTORY (I.E. RENT PAID ON TIME NO MORE THAN 4 LATE PAYMENTS IN A 12 MONTHS TIME FRAME, NO EVICTIONS FILED, LEASE OBLIGATION FULFILLED, RESIDENCE LEFT IN SATISFACTORY CONDITION). Foreclosures will be reviewed on a case by case basis using the criteria contained in this document. If applicant has a foreclosure in the last 12 months, they will be required to provide current, satisfactory rental history or be willing to pay an additional administrative fee of \$ 250.00.

If applicant has an outstanding debt to a previous landlord within the past 18 months, applicant must pay an additional administrative fee.

If applicant has a verified eviction record in the last 12 months, the application will be reviewed by the Onsite Manager and an additional administrative fee may be required.

If applicant has less than 2 eviction filings and/or landlord debt, applicant must pay an additional administrative fee of \$ 250.00. The applicant will be a candidate for the HRRP Program in which at time of move-in new resident will be required to pay an additional premium of \$25.00 to the normal rental charges due. At time of renewal (after the initial lease term of 12 months has been fulfilled) and the premium that has been collected for the past 12 months will be applied to the first month rent of the renewed lease agreement.

Credit Requirements:

Administrative Fees based on credit scores.

(If an applicant has a positive check verification, all rental payments must be made in certified funds in addition to any other requirements.)

Occupancy:

NO MORE THAN TWO PEOPLE MAY OCCUPY A ONE-BEDROOM APARTMENT.

NO MORE THAN FOUR PEOPLE MAY OCCUPAY A TWO-BEDROOM APARTMENT.

(The only exception to occupant limitations is an infant 6 months old or under.)

Criminal Background Information:

If you are bringing an application back to our office to be processed, please bring identification (Driver's License, or State Issued Picture ID Card and Social security or taxpayer I.D. card) for all persons over the age of 18 years old. FELONY CONVICTIONS OR MISDEMEANORS WHICH INVOLVE MORAL TUPITUDE (i.e. drug involvement, selling, manufacturing or possession of a controlled substance, etc.), DEFERRED ADJUDICATION FOR ANY SUCH OFFENSE OR PROBATION FOR A FELONY MAY BE CONSIDERED REASONS FOR DENIAL, WITH THE FOLLOWING EXCEPTIONS:

Applicant has a felony record dating back 10 years or longer.

Applicant has a serious misdemeanor dating back 5 years or longer.

Non-US citizens must provide a current passport, INS Identification card, and/or work/student Visa.

Signature of Applicant Date

Signature of Applicant Date

Signature of Applicant Date

Signature of Applicant Date

Signature of Agent for Owner Date

Criteria D Revised: 02092012SMP