GREYSTAR

QUALIFICATION ACKNOWLEDGEMENT

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our communities. Nothing contained in these requirements shall constitute representation by Greystar that all residents and occupants currently residing in our community have met or currently meet these guidelines. Qualification standards include but are not limited to the following criteria.

INDENTIFICATION – Applicants must present a valid government issued photo identification care for each person age 18 years and older that will be living in the apartment.

INCOME – All applicants must have combined verifiable source of income in an amount in accordance with current community guidelines but no less than three [3] times the rental rate. If an applicant has no income, a guarantor must be obtained or the applicant may be denied.

RENTAL HISTORY – Six months of verifiable satisfactory rental history may be required. Less than six months rental history may result in the requirement of an additional deposit, guarantor or denial.

CREDIT HISTORY – Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial.

GUARANTORS – If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than five [5] times the rental rate. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening.

CRIMINAL HISTORY - Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions or charges.

OCCUPANY – The maximum number of residents permitted to dwell in an apartment shall not exceed two [2] occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status und Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home.

PETS – Pet restrictions vary at each community. If you have pets, please see your leasing representative for more information.

FAIR HOUSING STATEMENT – Greystar and the Owner are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, national origin, sex, familial status, or disability, and any other local laws protecting specific classes.

ADA STATEMENT – Greystar and the Owner are committed to compliance with the Americans with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disable person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future residents.

_____ _____ _____
Signature of Applicant Date

_____ _____ _____
Signature of Applicant Date

_____ _____ _____
Signature of Applicant Date

_____ _____
Signature of Applicant Date

_____ _____
Greystar Representative/Agent for Owner Date