

RESIDENT SELECTION CRITERIA

Overall Standards

Fair Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, national origin, or any other class protected by applicable law.

Occupancy Standards: No more than two people per bedroom may occupy the apartment, unless there are special circumstances approved by the Landlord. Infants up to twenty-four (24) months old are not considered for occupancy purposes.

Identification: All visitors must present a valid driver's license or other U.S. or state government-issued photo identification in order to view the community. Non-U.S. citizens must present a valid passport or valid visa.

Application Standards and Process

Application for Residency: An Application for Residency must be completed for each applicant who will be living in the apartment and who has reached the age of majority under state law; which in most states is 18 years or older. Application fees, if applicable, will be collected before an application can be processed.

Investigation Standards:

The Landlord (or its designates) may conduct an investigation of an applicant, including thorough personal interviews with an applicant's current and/or prior landlord(s), employer(s), and/or others with whom the applicant is acquainted. These inquiries may include information regarding the applicant's character, general reputation, personal characteristics, mode of living, credit report, and criminal background. The Landlord will attach a summary of the applicant's rights under the Fair Credit Reporting Act to the applicant's application.

Income History: Except for applicants who receive or who will occupy an apartment unit that receives subsidies or voucher assistance, applicants must have a gross income source that can be verified and meets the minimum income requirements for the apartment being leased; which are determined by multiplying the monthly rent by a specified factor of months as determined by the community. Applicants may be required to provide income verification, including a pay stub, a letter from an employer, the most recent W2, the most recent tax return and/or certified verification from a company accountant or bank. In instances where sufficient income requirements cannot be met, this community may elect to accept pre-paid rent or guarantor.

Credit History: **FLOURNOY PROPERTIES** may investigate and verify credit history. The Landlord evaluates credit history information with a scoring method that weighs the indicators of future rent payment performance, but the Landlord retains the right to reject an application no matter what an applicant's ultimate scoring is. An unsatisfactory credit report can disqualify an applicant from renting an apartment, including one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report but not be told the content of the credit report. An applicant rejected for unsatisfactory credit, is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application.

Criminal History: Applicants, occupants and guarantors will not be accepted if they do not satisfy the criminal history inquiries required by or background investigation allowed by the residency application. However, the Landlord does not guarantee or represent that occupants currently residing at the community qualify under the criminal background criteria required by the residency application.

FLOURNOY PROPERTIES maintains a strict policy prohibiting registered sex offenders from residing within our communities. This community reserves the right to investigate lists of registered sex offenders in any manner including online, in newspapers, or by contacting state agencies.

Rental History: Information regarding payment and rental history of each applicant will be collected to verify tenancy. Any applicant who has been previously evicted by a court of law will not be accepted.

Employment History: **FLOURNOY PROPERTIES** may confirm employment and reported salary level.

Guarantor(s):

In the event that a co-signer is required, he/she must complete an Application for Residency and meet all Resident Selection Criteria. A guarantor will be fully responsible for the rent obligations of the Lease Agreement if the occupying resident(s) default. A co-signer will only be allowed if an applicant is a full-time student. Co-signer(s) must be a parent or legal guardian, and must be set up for direct debit payment of rent.

Applicant Signature

Date



03/2009