

Revised 1/2003

### Qualification Acknowledgement

Fair Housing Statement: GMS is committed to compliance with all federal, state and local fair housing laws. It is our policy to offer apartments for rental to the general public without regard to race, color, national origin, religion, sex, familial status, or handicap. The employees of Greystar have a legal obligation to treat each individual in a consistent and equally fair manner. In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents for tenancy in our communities. Please note that this is our 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 the Apartments 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 used.

**Please review this information before filling out an application and paying \$\_\_\_\_\_ for the application, verification which is a non-refundable fee. An application and fee must be collected from each person 18 years of age and older.**

#### INCOME/EMPLOYMENT

All persons applying for an apartment must have a local, verifiable source of income in a gross amount no less than three (3) times the rental rate (current market rate). The current market rental amount for this apartment is \$\_\_\_\_\_, therefore, your monthly income amount must be no less than \$\_\_\_\_\_ to qualify without a co-signer. All check stubs must show year to date earnings. If not available, last years income tax return will be required. You must be on either current or immediate previous job a minimum of six (6) months OR produce a signed contract for minimum of 6 months job acceptance.

#### RENTAL HISTORY

Six (6) months of past rental history must be satisfactory (i.e., rent paid on time, lease obligation fulfilled, residence left in satisfactory condition with no outstanding charges for damages). An eviction would constitute cause for denial. Less than six (6) months rental history may require an additional deposit if unable to obtain a co-signer. A double deposit could be approved if all other criteria is in satisfactory standing.

#### CREDIT

Established rental credit rating in "Good Standing" for the past 24 months. No unpaid bills, liens, bad debts, judgments or bankruptcies within the last two (2) years. ***No debt to other rental communities is permitted at anytime. No prepaid lease terms accepted at any time.*** If all other rental criteria is met satisfactorily, blemished credit will be accepted with the following deposit requirements:

15% or less negative credit: Double deposit  
16%-40% negative credit: Deposit equal to 1 month @market rental rate

#### CO-SIGNER

A co-signer will be accepted for lack of rental history, credit, or income. Co-signers will not be accepted as a substitute for negative rental history or bad credit. Co-signers are required to qualify for their own monthly rent, mortgage expense, etc., in addition to the amount they are co-signing for. Co-signers must have consecutive employment for one (1) year and possess positive credit and rental/mortgage history. Co-signers will be held fully responsible for the lease should the occupying resident default.

#### OCCUPANCY

The maximum numbers of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. (The only exception to occupant limitations is an infant who, or the terms of the lease, shall remain under one( 1) year of age).

If you are bringing an application to the office to be processed, bring your identification (Driver License or other government issued ID Card) for all persons over the age of 18 years.

All Felony Convictions or Misdemeanors which involve Moral Turpitude (i.e., drug involvement, selling, manufacturing or possession of a controlled substance, prostitution, theft, sexual offense, etc). Deferred Adjudications for any such offense, or Probation for a Felony are considered reasons for denial.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Agent, Owner, Leasing Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Copy Given to Applicant  
Initials of Agent, Owner, Leasing Agent