



RESIDENT SELECTION CRITERIA

Equal Housing: The Breeden Company does not discriminate on the basis of race, color, religion, sex, National origin, age, familial status or disability.

Identification: All visitors must present a valid driver's license or other photo identification in order to view the community. Other acceptable forms of identification are: valid state issued ID card, valid military ID card or a valid passport.

Occupancy: An application must be completed and maintained for each applicant 18 years or older who will be living in the apartment, unless one of the following applies:

- Applicant is 18 years or older and is a full time student living with a legal guardian

Two (2) persons per bedroom, regardless of age or sex. The only exception would be a baby born during lease term may remain in parent's room for eighteen (18) months.

Qualifying Standards:

Rental History: Up to 60 months of rental history may be verified on present and previous residences. A positive record of prompt monthly payment, sufficient notice with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

Credit History/Evaluation: Your rental score results from a mathematical analysis of information found in your credit report, application and your previous rental history. Such information may include your bill paying history, the number and type of accounts you have, collection actions, outstanding debt, income and the number of inquiries in your consumer report. The Breeden Company evaluates the above information with a statistical scoring method known as "Scorex". For further explanation of this type of method, please refer to "Rental Scoring and your Rental Application."

Income: Acceptable income verification required may include two (2) current pay stubs, a letter from the employer and or the most recent W2. Self-employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.

Acceptable Types of Income:

1. Work Income
2. Disability Income
3. Child Support Income- Must be Court Ordered with copy of Judgment
4. Alimony- Must be Court Ordered with copy of Judgment
5. Pension
6. Insurance Stipend- Structured Settlement

All Forms of Income must be and are subject to verification by the Breeden Company.

Co-signers: In the event a co-signer is required, he/she must complete an application and meet all the Resident Selection Criteria. A co-signer will be fully responsible for the Lease Agreement.

Criminal Screening- The Breeden Company screens all Applicants and Occupants of Apartment Units 18 years of age and over for Multi State Criminal activity and Convictions. In conjunction with this screening process, The Breeden Company uses an automated recommendation model known as CrimSafe.

PREPAID LEASE TERMS ARE NOT ACCEPTED IN LIEU OF THE ABOVE SPECIFIED SELECTION CRITERIA.

Applicant Signature

Date

Applicant Signature

Date

Management Representative

Date



APPLICATION FOR RESIDENCY

(Each co-resident must submit separate applications.)



DATE _____

PROPERTY _____

UNIT _____	<i>*For Office Use Only*</i>	
APT. ADDRESS _____	LEASING CONS. _____	PET: Y () N ()
APT TYPE _____	MONTHLY RENT _____	CONCESSION: _____
DATE LEASED _____	PRO-IN \$ _____	NSA: Y () N ()
MOVE-IN DATE _____	ADMIN FEE: _____	W/D: Y () N ()
LEASE BEGIN/END _____		
APPLICANT'S NAME: _____	SS #: _____	DOB: _____
DRIVER'S LICENSE #: _____	STATE: _____	VER: _____
SPOUSE'S NAME: _____	SS #: _____	DOB: _____
DRIVER'S LICENSE #: _____	STATE: _____	VER: _____
OTHER OCCUPANTS:		
NAME: _____	RELATIONSHIP: _____	SS#: _____ DOB: _____
NAME: _____	RELATIONSHIP: _____	SS#: _____ DOB: _____
NAME: _____	RELATIONSHIP: _____	SS#: _____ DOB: _____
NAME: _____	RELATIONSHIP: _____	SS#: _____ DOB: _____
PRESENT ADDRESS: _____		
PRESENT APT. NAME OR LANDLORD: _____	ADDRESS: _____	
MONTHLY PAYMENT: _____	DATES: _____	HOME #: _____
REASON FOR MOVING: _____		
PREVIOUS ADDRESS: _____		
PREVIOUS APT. NAME OR LANDLORD: _____	ADDRESS: _____	
MONTHLY PAYMENT: _____	DATES: _____	
REASON FOR LEASING HERE: _____		
HAVE YOU EVER BEEN EVICTED FROM ANY LEASED PREMISES?		
IF YES, EXPLAIN:		

(If you are moving because of employment change, list your new employer first.)

PRESENT EMPLOYER: _____	POSITION: _____
BUSINESS ADDRESS: _____	BUSINESS PHONE #: _____
SUPERVISOR: _____	EMPLOYED SINCE: _____
SALARY: _____	
PREVIOUS EMPLOYER: _____	POSITION: _____
BUSINESS ADDRESS: _____	BUSINESS PHONE #: _____
SUPERVISOR: _____	EMPLOYED SINCE: _____
SALARY: _____	

Revised 5/29/2001

SPOUSE'S EMPLOYER: _____		POSITION: _____	
BUSINESS ADDRESS: _____		BUSINESS PHONE #: _____	
SUPERVISOR: _____		EMPLOYED SINCE: _____	
SALARY: _____			
CURRENT OR LATEST BANK:			
CHECKING ACCOUNT NO: _____	BANK NAME AND BRANCH _____	CITY _____	
SAVINGS ACCOUNT NO: _____	BANK NAME AND BRANCH _____	CITY _____	
CURRENT OUTSTANDING DEBTS:			
NAME _____	CITY _____	ACCT. NO. _____	MO. PYMT _____ OPEN/CLOSED _____
NAME _____	CITY _____	ACCT. NO. _____	MO. PYMT _____ OPEN/CLOSED _____
NAME _____	CITY _____	ACCT. NO. _____	MO. PYMT _____ OPEN/CLOSED _____
VEHICLE INFORMATION:			
YEAR & MAKE _____	COLOR _____	LICENSE NO & STATE _____	REGISTERED TO _____
YEAR & MAKE _____	COLOR _____	LICENSE NO & STATE _____	REGISTERED TO _____
ADDITIONAL VEHICLES _____			
GIVE DESCRIPTION & TAG NUMBERS OF ANY BOAT, MOTORCYCLE, CAMPER, VAN, ETC YOU MAY OWN _____			
DO YOU OWN ANY PETS?	IF SO, HOW MANY?	KIND	WEIGHT COLOR
_____	_____	_____	_____
EMERGENCY CONTACT:			
NAME: _____	WORK NO: _____	HOME NO: _____	
<small>The above person is () is not () authorized to remove and/or store all contents of dwelling/mailbox in the event of serious illness or death or resident.</small>			

Application Fee: Applicant has submitted the sum of \$ _____, which is a **nonrefundable** payment for a credit check and processing charge of this application. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing application as furnished by the applicant; any false information will constitute grounds for rejection of this application. Applicant authorizes the Breeden Company to access a credit report for credit evaluation.

APPLICATION AGREEMENT

Each applicant and co-applicant must sign application agreement.

APPLICATION DEPOSIT: The application deposit is not a security deposit. Your application deposit will be credited to the required Administrative Fee upon move in. You may cancel your application within seventy-two (72) hours from initial approval and receive a full refund of your application deposit, but not your application fee (\$25.00 per applicant). If you cancel after the seventy-two (72) hours or fail to execute rental agreement or refuse to occupy the premises on the agreed upon date, all monies will be retained by owner as liquidated damages and the parties will have no further obligations to each other. If applicant is disapproved, the application deposit will be returned to you.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Co-Signer's Signature

Date

Agent's Signature

Date

THE LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY MANAGEMENT

TITLE VIII of the CIVIL RIGHTS ACT of 1966 makes discrimination based on race, color, religion, sex or national origin illegal in connection with the rental of most housing. The Federal agency which administers compliance with this law concerning this company: Department of Housing and Urban Development, Washington D.C. 20410.

EQUAL OPPORTUNITY CREDIT ACT

The Federal Equal Credit Opportunity act prohibits creditors from discrimination against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington D.C. 20580