

RENTAL CRITERIA AND APPLICATION

Effective 11/1/2017

RENTAL CRITERIA

Welcome to our community. In order to reside in our community, we require each applicant 18 years of age or older (and all emancipated minors) to meet certain rental criteria. Before you complete the application portion of this form, we encourage you to review these requirements to determine if you are eligible. This company and this community comply with all applicable fair housing laws including those that prohibit discrimination on the basis of race, color, religion, sex, national origin, handicap, or familial status.

Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we receive from various resident reporting services.

All applicants 18 years of age or older (and all emancipated minors) must complete a separate rental application.

Camden utilizes a credit scoring system that incorporates a statistical model comparing information on an applicant's credit profile, such as bill-paying history, the number and type of accounts, late payments, collection actions, outstanding debt, reported rental history, and the age of accounts, to the credit performance of consumers with similar profiles. The rental scoring system used was created for the purpose of treating all applicants consistently and impartially, without regard to subjective criteria. The scoring system awards points for each factor and considers income, monthly rent, and overall credit history to evaluate how creditworthy an applicant is. Camden reserves the right to require verification of income as a part of its rental criteria in accordance with Camden's policies.

A. OCCUPANCY GUIDELINES – All persons 18 years of age or older will be expected to sign the Rental Contract as a resident. All residents and all occupants must be listed on the Rental Contract. No more than two (2) persons per bedroom except for those qualifying as a family. For those persons that qualify as a family, no more than 2 persons of any age per bedroom plus an additional person 17 years of age or younger may occupy the Unit.

For the purposes of this occupancy policy a "family" shall consist of the following persons: one individual (who has not attained the age of 18 years) being domiciled with: (1) a parent or other person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

In the event the number of occupants exceeds the maximum number for that floor plan due to the birth, adoption, custody or guardianship change of a minor child, residents will be permitted to stay in the existing Unit through the end of their lease term or 90 days, whichever is longer. At the end of the lease term (or the above time period, if the lease would expire before that time, or if the residents are month-to-month), residents must transfer to an appropriate (larger) floor plan subject to availability of the alternate floor plan and resident's compliance with the existing lease agreement, or vacate the unit subject to the terms and conditions of the lease agreement and supporting addenda.

B. RENTAL HISTORY – In addition to the rental history that will be evaluated as part of the credit scoring system referenced above, applicants must not have an unacceptable rental history. An unacceptable rental history is one that includes, but is not necessarily limited to, a history involving: (i) owing amounts to a former landlord; (ii) being asked to leave by a former landlord; (iii) being evicted from a prior residence; or (iv) a history of causing problems at a prior residence.

C. CRIMINAL HISTORY – Camden utilizes a criminal screening system to perform criminal screening on prospective applicants. The screening system takes into consideration criminal classifications which groups criminal offenses into various categories and the length of time between the conviction and application date. The following convictions are considered significant crimes which will be taken into consideration when evaluating an applicant's eligibility for rental:

- Felony convictions;
- Violence, family relations, sex-related misdemeanors convictions; and
- Violence, family relations, and sex-related unclassified convictions.

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community meet these criteria. There may be residents or occupants that have resided in our community prior to this requirement going into effect. Additionally, the ability of Camden to verify this information is limited to the information made available to Camden by the resident credit reporting services used.

D. LEASE GUARANTORS must sign a Lease Guaranty (if applicable) and meet income and credit rental criteria.

E. WATER FURNITURE is acceptable on the first floor only. An insurance policy must be obtained by the resident.

F. PETS – Pets are not permitted in the community without our written consent. If a pet is allowed, the resident must sign pet addendum which requires the resident: (i) to adhere to our regulations including any applicable pet weight limit; (ii) pay an addition to the deposit; (iii) pay a nonrefundable pet fee; and (iv) pay any additional pet rent. Breed restrictions may apply; see management for pet approval. Assistance animals for persons with disabilities are not considered to be pets and are not subject to breed and size restrictions, but still require prior approval of management.

RENTAL APPLICATION

Please complete all information requested below. Incomplete information will delay the processing of your application. PLEASE PRINT CLEARLY. Each applicant 18 years of age or older who will occupy the Unit must submit a separate application. Applicants must use their full legal name.

About You

 First Name Last Name Middle Initial

 Driver's License # / State Issued OR Govt. Photo ID card #

 Birth Date Social Security Number

 E-mail Home Phone Number Cell Phone Number

Current Address

 Street Unit Number

 City State Zip Country

Employment

 Current Employer Your Position/Title Years Months
 How long have you worked here?

 Address City State Zip Work Phone

 \$ \$
 Gross Annual Income Other Annual Income – including but not limited to proof of welfare, disability, SSI or other government payments, alimony, child support or other court ordered income

Authorization/Acknowledgement

This application is made for the purpose of procuring rental of premises and for credit clearance. Applicant understands that a credit report and complete verification will be issued by an independent agent.

If the applicant is required to pay a deposit and finds it necessary to cancel this Application prior to signing a Rental Contract, the deposit will be refunded, regardless of approval status. Application and administrative fees are to be paid at time of rental application. Application fees are charged per applicant and are non-refundable. The Administrative fee is non-refundable, except when an application is declined due to Applicant failing to meet the applicable background check. Resident shall pay a charge for each returned form of payment (i.e. check or ACH payment) in an amount of the lesser of: (i) \$50; and (ii) the maximum allowed by applicable law.

The approval process will begin when we have received completed applications from all applicants. The three outcomes from the approval process are approved, approved with conditions or fail. An additional deposit may be required if approved with conditions is recommended.

By signing this application, you declare that all your statements in this application are true and complete. You authorize the community to which you are applying to verify this information through any means, including consumer reporting agencies and other rental housing owners and obtain consumer reports and criminal record information. If you fail to answer any questions or give false information, the community may reject your application, and retain all application and administrative fees as liquidated damages. Applicant acknowledges that the application and administrative fees constitute an amount estimated to be the damage to the owner associated with applicant's failure to answer questions or give false information, that such damages are uncertain and difficult to ascertain and the amount associated with such fees are a reasonable estimate of such damage for its time and expense, and terminating your right of occupancy. In lawsuits relating to the application or Rental Contract, to the extent allowed by applicable law, the prevailing party may recover all attorneys' fees and litigation costs from the losing party. The community may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Rental Contract, the rules and financial obligations. You also agree and understand that owner and its agents and employees may obtain additional consumer

reports and criminal record reports, if applicable, on each applicant in the future to update or review your account. By signing this application, you specifically consent to the release of such information about you to such parties.

Applicant acknowledges that even if Applicant, as resident, and the Owner sign a lease, the Owner's ability to provide a Unit in a timely fashion will depend upon the availability of the Unit and that, even though the previous residing in the Unit may be scheduled to move out, such resident may not move out in a timely fashion. If actual commencement of occupancy of a Unit is delayed, either by construction, repair, make ready, or holdover by a prior resident, Applicant agrees that the Owner shall not be liable for damages by reason of such delay, but the rent due under the Applicant's lease will be abated per diem, and pro-rata, during the period of delay. Such delay will not affect any other terms of Applicant's lease.

I have read and understand this Application. I declare that all my statements in this application are true and complete. I also acknowledge that: (i) I have had the opportunity to review the owner's rental criteria; (ii) the rental criteria includes qualification factors such as criminal history, credit history, current income and rental history; and (iii) if I do not meet the rental criteria or if I provide inaccurate or incomplete information, my application may be rejected.

Applicant Full Name (printed)	Applicant Signature	Date
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FOR OFFICE USE ONLY

Community Name	Manager/Agent
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Address	Apt. Number
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Move In Date	Lease Term	Rent
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Approved _____

Not Approved _____