

## Venue museum district Qualification Acknowledgement

The Company and this community comply with all federal, state and local regulations regarding fair housing for all applicants and residents.

### Occupancy Policy

A family may occupy the unit if the family does not exceed 2 Persons per bedroom (Exception: a child less than 6 months of age.) If at any time during the lease term other personal circumstances change which cause the occupancy standards to be exceeded, then Leaseholder(s)/Residents will have ninety days (90) in which to comply with the following:

- 1> Move to an available apartment with more bedrooms, at the then prevailing rent for a larger apartment
- 2> Transfer to another Southhampton Management Property where an apartment with more bedrooms is available at the then prevailing rent for the larger apartment
- 3> Vacate the premises by giving the required (60) day written notice.

For the purposes of this occupancy policy, a "family" shall consist of the following persons: one or more individuals being domiciled with: (1) a parent or another person having custody or care 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.

### Occupancy Standards (pertaining to a non-family group)

One bedroom	- Two persons per apartment
Two bedroom	- Two adults per apartment - No more than four persons

### Age Requirements

Lease Holders must be at least 18 years of age Head of Household, Spouse, and or Co-Head of Household. All Lease Holders and Occupants age 18 years or older are required to submit an application for approval. (Even if living with a Parent or guardian)

### Credit

Credit history is one of the most important elements to qualifying prospects. An unsatisfactory credit history can disqualify an applicant from renting an apartment at the community. An unsatisfactory credit history is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Bankruptcies will be accepted if over 7 years old and all other qualification requirements are met. (Active or Dismissed Bankruptcy unpaid debt to a previous landlord will be declined). Foreclosures will be considered with an additional deposit = to 1 months rent.

### Rental

Good current and previous rental history and/or proof of home ownership required. More than four (4) late and/or NSF payments in a twelve (12) month history, evictions, community disturbances, damages or outstanding obligations to a landlord will not be allowed.

### Income

Applicant must currently be employed or provide evidence of a gross monthly income of no less than 3 (Three) times the monthly rental amount. Verification of income may include at least (6) six months proof of income including payment stubs, verification from employer (s) by phone or in writing, or previous year's tax return. Alimony, child support, student allowances from parents, scholarships, study subsidies, and inconsistent income (tips, commissions etc) will require notarized verification.

### Check Writing

Positive verification of check writing authorization or checks will NOT be accepted. Applicant(s) will be required to pay all future monies due i.e. deposits and rents by certified funds only.

### Identification

Applicants are required to show identification and provide SSN prior to the rental application being processed, A name match to SSN issued will be performed, applicants who fail the SSN analysis will be required to show documentation from the Social Security Administration in the form of an authorized letter stating the SSN provided has been issued to their name.

**Foreign Nationals Applicants that do not have a US issued Social Security Number will be required to provide identification in the form of a Passport, Green Card, INS, Consulate ID or state issued ID card and complete a NON US Citizen Rental Application and an addition deposit = to \$1000 will be required.**

### Criminal

A criminal background check will be performed on all applicants and occupants over the age of 18 years. All applicants (Occupant or Lease Holder) may not have been convicted of any felony offense at anytime (Including deferred Adjudication or probation for a Felony offense).

All applicants (Occupant or Lease Holder) may not have been convicted of a Misdemeanor offense which involves (Violent Crime, Crimes against Property or Sex related) in the past 10 years (Including deferred Adjudication/Probation for a Misdemeanor)

- Any felony conviction
- Any terrorist conviction
- Any sex related conviction
- Any cruelty to animal conviction
- Misdemeanor conviction involving a crime against a person
- Any of the above related charges resulting in "adjudication withheld" and/or "deferred adjudication"

*This requirement does not constitute a guarantee or representation that residents or occupants have not been convicted of a felony or misdemeanor or are subject to deferred adjudication for such offenses. Our ability to verify this information is limited to the information made available to us by the credit reporting services used*

### Cosigner/Guarantor

Guarantor/Cosigners will be considered on a case by case basis. Guarantor/Cosigners are required to have income in the amount of 5 times the monthly rent in addition to meeting all Credit qualifications as stated in this acknowledgement. Criminal records are not processed on Guarantors or Cosigners.

### Application Fees

A \$50 application fee is required for any leaseholder 18 years and older. A \$75 application fee is required for married couples. Occupants, 18 and older, will pay \$50. All application fees are non refundable.

### Application Deposit

The deposit is refundable in compliance with the application and rental agreements. A \$150 non-fundable fee will be deducted upon move-in.

**Occupants**

Occupants 18 and older must complete a separate application and must meet Criminal History Qualifications to be approved for occupancy.

**Resident Transfers**

Current residents transferring on site or to a Southhampton sister property must meet the requirements and execute a Resident Transfer agreement and complete an application. The apartment must be in good condition and a walkthrough will be completed by management prior to approval of the transfer. Resident (s) must be in good standing, defined by satisfactory payment history, no NSF checks, no past due amounts and no incident reports for lease violations etc. If transferring to more expensive apartment income requirements must be met.

**Southampton Employees**

Please refer to Sueba USA Corporation's policies and procedures #202-R.

**Additional Information**

Management reserves the right to request an additional deposit.

All pets, maximum of two (2) per apartment, will require an additional deposit and a one time non-refundable pet fee. The pet(s) must meet the property requirements and also be approved by Management. Weight limits are based on full grown pets and may not exceed 99 lbs., dog breed restricted. Dog breed restrictions include but are not limited to: Chows, Rottweilers, Pit Bulls, Bull Mastiffs, Dobermans, German Shepherds, Irish Wolf Hounds, Great Danes and any restricted breed mix. Acceptance of all dog breeds not listed are subject to management approval.

Roommates and Co-Applicants: Each is fully responsible for the rental payment and all must complete an application, pay the application fee and execute the Lease.

Any falsification of information on the application automatically disqualifies the applicant or occupant.

**Cancellation of Application**

If the applicant or any co-applicant finds it necessary to withdraw an application or notifies us that you have changed your mind about renting the dwelling unit, we will be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.

**Security Policies**

We are concerned about your safety but we cannot provide it or guarantee it. As you can appreciate, no one can ensure your safety. You will find that many aspects of our property help deter crime; however, no security system, patrol or electronic security device can prevent crime. Do not rely upon any measures we take or feature of the property for your security.

Living in a large metropolitan city such as the Houston area, crime will occur in neighborhoods as well as apartments. If you would like to be informed as to the crime statistics in this property's geographic area, you may contact the City of Houston Police Department, Public Information office. Upon request, you may also view our residential information file containing the previous six (6) months of correspondence delivered to our residents.

**This property will not discriminate against any person based on race, color, religion, sex, national origin, age, familial status or handicap.**

**Disclaimer**

Management does not guarantee, warrant or represent that all residents and occupants meet the above criteria due to the length of residency in comparison to when criteria was implemented or amended. Additionally, our ability to verify the information provided by an applicant is limited to the information made available to us by Resident Data, Inc.

Resident Data, Inc. is our primary credit reporting source the company evaluates all applicants against the qualifying policies as listed above. **Should your application be declined you may contact them directly at 1-800-487-3246 please provide your unit application ID number. The staff members of this community are unable to discuss or provide you with reasons for denial.**

The Federal Fair Credit Reporting Act (FCRA) requires that you must be notified when information in a consumer file leads to an unfavorable response to your rental application based on the gathered information. You have the right to access this information and dispute any inaccurate entries. The FCRA requires that Resident Data and any other sources provide you with a free copy of your consumer report. Your consumer report will only be provided if you request a copy within 60 days by following the instructions on the letter you will receive via US Mail to the current address provided on the rental application.

I understand and accept these qualifying standards and have truthfully answered all questions. Furthermore, I understand that falsification of rental application information will lead to denial of the application.

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

Apartment Number or PWL Type \_\_\_\_\_

