

Qualification Acknowledgement

Welcome to **Venue Museum District**. Before you apply to rent a unit at **Venue Museum District**, please take the time to review these rental criteria. The term "Applicant(s)" under these criteria means the person or persons that will be signing the Lease as "Resident"; the term "Occupant(s)" in these criteria means the person or persons that are authorized occupants under the Lease. Some of our criteria apply to the applicants only; other criteria apply to all occupants. Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing at the **Venue Museum District** that have met these requirements. There may be residents and occupants that have resided at **Venue Museum District** 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 the various resident credit reporting services used. We are an equal housing opportunity provider. All applications will be judged without regard to any individual's race, color, religion, sex, handicap, familial status or national origin.

Occupancy Policy:

Notwithstanding the Occupancy Standards identified below. Family may occupy the unit if the family does not exceed 2 persons per bedroom plus a child who is less than twenty-four months old. Residents who have a child less than twenty-four months old at the time of lease execution, but whose child has reached twenty-four months of age during the lease term may be required, at the expiration of the lease, to either:

- 1) Move to an available apartment with more bedrooms, at the then prevailing rent for a larger apartment
- 2) Transfer to another Grayco Partners Management Property where an apartment with more bedrooms is available at the then prevailing rent for the larger apartment
- 3) Vacate the premises

For the purposes of this occupancy policy, a "family" shall consist of the following persons: one or more individuals (who have not attained the age of 18 years) being domiciled with: (1) a parent of another person having legal custody or 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 security legal custody of any individual who has not attained the age of 18 years.

Occupancy Standards:

One Bedroom
Two Bedroom

-Two Persons per Apartment
-Two Adults per Apartment – No More than 4 persons

Age Requirements:

Lease Holders must be at least 18 years of age. All Applicants and Occupants age 18 years or older are required to submit and application for approval.

Credit:

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. (If any Applicant or adult occupant has an unpaid debt to a previous landlord, the application will be declined). Foreclosures will be considered with an additional deposit equal to one month's rent.

Rental:

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

Income:

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

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, applications 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. **Applicants that are not US citizens will be required to fill out a supplemental rental application.**

Criminal:

A criminal background check will be performed on all applicants and occupants over the age of 18 years. No applicants or occupants may have ever had a criminal history of being convicted of, being subject to, deferred adjudication for; (i) a felony offense; or (ii) a misdemeanor with involves violent crime, crimes against property or sex-related crimes; or (iii) being arrested for any felony offense or the enumerated misdemeanor offenses which has not been finally adjudicated (by dismissal, acquittal, or Conviction). All Applicants may not have been convicted of a misdemeanor offense which involves violent crime, crimes against property or sex related, in the past ten (10) years (including deferred Adjudication/Probation for a Misdemeanor)

The owner of this community reserves the right, at owner's discretion, to reject the rental application for any other criminal offenses or accept applicants who may have had a criminal history of the above-referenced offenses where the sentence was completed years prior to application. 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, or ability to verify this information is limited to the information made available to us by the resident credit reporting services used.

Guarantor:

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

Application Fees:

A \$50 non-refundable application fee is required for any Applicant 18 years and older. Provided, however, a \$75 non-refundable application fee is required for married couples filling out one application. All application fees are non-refundable.

Application Deposit:

The deposit is refundable in compliance with the application and rental agreements. A \$150 non-refundable fee will be due and paid on or before the date of move-in.

Resident Transfers:

Current residents transferring on-site or to a Grayco Partners Management managed 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 lease violations etc. If transferring to a more expensive apartment, income requirements must be met.

Animals:

No more than two animals per apartment. Aggressive breeds will not be allowed. Dog breed restrictions include but are not limited to: Chows, Rottweilers, Pit Bulls, Mastiffs, Dobermans, German Shepherds, Irish Wolf Hound, Great Danes and any restricted breed mix. Acceptance of all dog breeds not listed are subject to Management approval. A \$250 deposit, a \$250 non-refundable animal fee and prior approval from management will be required. Aquariums will be allowed with a 20-gallon maximum on the first floor only with proof of insurance for the entire term of the lease.

Roommates and Co-Applicants: Each is fully (jointly and severally) 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, 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 defer 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 the 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.

Real Page Screening is our primary credit reporting source and 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.