



APPLICANT QUALIFICATION STANDARDS

It is Prime Groups' policy to comply with the Fair Housing Act and offer equal housing for all persons.

Mirabella Heights requires all residents to meet the following applicant qualification standards:

1. All persons leasing an apartment must be of legal age to sign a contract. Applicant must be 18 years or older or an emancipated minor. An emancipated minor is a person less than 18 years of age who is or has been married, is on active military duty or has a court emancipated order. All occupants 18 years or older will be required to complete an application (even if living with parent or guardian). Each applicant must complete an application in its entirety and all information provided must be true, accurate, and complete, as well as verifiable. A non-refundable applicant screening fee is required per application.
2. Qualification is determined using a credit analysis model, which provides data about an applicant in terms of resident history, current rent to income ratio, FICO credit scores, criminal background history as well as a search of public records
3. If there are two or more applicants, a joint credit analysis will be processed. Joint reports weigh the combinations of income and risk and will be based on the aggregate score.
4. Maximum occupancy per apartment: 1 Bedroom: 3 2 Bedrooms: 5 3 Bedrooms: 7
5. Vehicle Regulations: Recreational or commercial vehicles are not allowed unless such an area has been designated and approved by management in writing. Parking space is limited; therefore, the number of vehicles per apartment is limited to one per bedroom.
6. Pet Regulations: Two indoor cats or two dogs will be allowed per apartment. Breeds not accepted are: Akita, Bloodhound, Chow, Doberman, Pinscher, Eskimo, Elkhound, German Shepherd, Great Dane, Malamute, Mountain Dog, Mastiff, Newfoundland, Pit Bull, Rottweiler, Shepherd, Sheepdog, and Saint Bernard. All pets must be registered and approved by Management and a Pet Agreement must be signed. Additional deposits, fees and pet rent may apply.
7. Identification: Each applicant is required to provide a US government issued identification card or driver license or any valid government issued passport.
8. Guarantor acceptance: An applicant may be eligible to be accepted for residency with a guarantor if the applicant has insufficient income or lack of credit. The guarantor must complete an application and submit an applicant fee for processing and must meet all of the qualification standards. The guarantor must sign the Lease Agreement as a leaseholder. If the guarantor is not present at move-in, the Lease Agreement must be notarized and received on or before move-in day in order for the applicant to receive keys.
9. Social Security Number: The US Government requires that each citizen and each resident alien acquire a Social Security number. In the event that the applicant is a foreign citizen who is only in the country on a temporary basis, a copy of a valid visa or permit is required to cover the term of the prospective lease agreement. For foreign

citizens who have not established credit in the United States, the provisions in Section #8 will apply.

10. Income requirements: Gross annual income for all leaseholders is combined and must be equal to two and one-half times the monthly rental rate. Applicants must provide a recent paycheck stub, two bank statements showing reoccurring pay deposits, tax return or verifiable letter from employer on company letterhead prior to move-in. If applicant is self-employed, they must provide the previous year's income tax return and two months personal bank statements as evidence of sufficient income. For corporate entities, a personal representative will be required to guaranty all financial obligations of the corporation. If applicant is non-employed and intends to use savings for rent payment, applicant must provide proof of assets greater than 1 years rent.
11. Additional deposits: An additional deposit may be required based on the outcome of the credit analysis of the applicants.
12. Criminal background check: A criminal background check will be conducted for each applicant. Criminal convictions may constitute grounds for rejection of the application.

THE APPLICANT AGREES TO THE ABOVE GUIDELINES AND FURTHER ACKNOWLEDGES THAT THE APARTMENT COMMUNITY SHALL MATERIALLY RELY ON APPLICANT'S APPLICATION RESPONSES AND THAT ANY MISREPRESENTATIONS, WHETHER AFFIRMATIVE OR THROUGH A FAILURE TO STATE MATERIAL FACTS, SHALL CONSTITUTE BASIS FOR RESCISSION OF A LEASE AGREEMENT. IN ADDITION, APPLICANT ACKNOWLEDGES AND AGREES THAT THE APARTMENT COMMUNITY RESERVES THAT RIGHT TO CHANGE ITS APPLICANT AND QUALIFICATION MATERIAL WITHOUT NOTICE.

Applicant Signature

Date

Applicant Signature

Date