



INVESTMENT • MANAGEMENT • DEVELOPMENT

Rental Criteria

Welcome to our community. Thank you for choosing us as your place to live. In order to reside in our community we require that each Applicant must be 18 years of age and meet certain rental criteria. Before you fill out our Rental Application, we suggest that you review these requirements to determine whether you meet them. Please note that the term "Applicant" provided below applies to all Residents to be identified on the Apartment Lease Contract and the person or persons to be responsible for paying rent. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the Apartments 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 credit reporting services used.

All prospective residents may be required to provide proof of the following standards to include, but not limited to:

OCCUPANCY GUIDELINES: 1 Person per Bedroom

INCOME: Total monthly combined household income must be at least three (3) times the amount of the apartment monthly rental rate. If income requirements are not met, management may require the applicant to have a guarantor.

EMPLOYMENT: Prospective residents must have (1) verifiable employment in this country, or (2) verifiable source of income. If applicant is self-employed or receives money from non-employment sources, the applicant must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements.

STUDENT STATUS: Certain Asset Campus Housing developments require all residents to have student status. To qualify, you must be enrolled in a degree program, either full or part time. You will be asked to verify student status by showing a current student I.D. card or other satisfactory proof of student status. If applicant is a full time student they must produce a copy of their I20 (Certificate of Eligibility) and that living expenses noted on the financial aide certificate equals 3.5 times the monthly rental obligation.

IDENTIFICATION: All applicants must have a government-issued photo I.D. A social security number is required.

NON-CITIZENS: Applicants who are citizens of another country must provide (1) a passport; (2) the INS document that entitles the applicant to be in the United States and (3) proof of employment in this country or an I-20 verifying student status and proof of enrollment. ACH may ask to make a photocopy of any of the applicant's INS documents, passport and visa. In addition, for applicants who do not have credit history in this country and/or a guarantor, *ACH will accept in lieu of the credit/guarantor requirements an additional deposit equal to 75% of the total lease amount, unless otherwise expressed in writing by management.*

*If you cannot provide proof of enrollment at the time your application is submitted, your approval may be conditioned upon submitting proof of enrollment as soon as it becomes available.

CRIMINAL HISTORY: A criminal history check will be done on all applicants over the age of 18. Under no circumstances can a waiver be granted to any new applicant who has a felony conviction, a sex offense conviction, or whose name appears on a sex offender registry maintained by law enforcement officials. Misdemeanors against a person will be reviewed and approved at the sole discretion of management.

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing at the Property have not been convicted of a felony or are subject to deferred adjudication involving use or possession of an illegal substance; there may be residents and occupants that have resided at the Property prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the credit reporting system.

RENTAL HISTORY: Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past (12) months.

GUARANTOR QUALIFYING PROCEDURES:

INCOME: The guarantor's gross monthly income must total at least five (5) times the sum of the monthly rental rate. Guarantor must have (1) verifiable employment in this country, or (2) verifiable source of income. If guarantor is self-employed or receives money from non-employment sources, the guarantor must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements.

CHECK WRITING CODE: The guarantor must have a check writing verification of "accepted".

RESIDENCY: The guarantor must reside in the United States.

ASSET CAMPUS HOUSING, INC. supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status.

I HAVE READ AND UNDERSTAND THE RENTAL POLICIES OF THIS COMPANY.

Applicant Signature

Date

Guarantor Signature

Date

Guarantor Signature

Date

