

STATEMENT OF RENTAL POLICY

First Month - If one moves in on a date other than first of the month, pro-ration of rents will be handled as follows:

1. Initial month=s rent due will be full monthly rent.
2. Second month=s rent will be pro-rated amount.
3. All following months will be full rental factor.

Utilities - All utilities will be turned off no later than the day after lease becomes effective. It is tenant=s responsibility to ensure uninterrupted utility service. Landlord pays no utilities under any circumstances.

Air Conditioning Units - It is tenant=s responsibility to change filters monthly. Filters can be purchased at any hardware store or grocery store. Damage resulting from failure to replace filters will be charged to the tenant.

Leases - All signed leases must be accompanied by a copy of all tenant=s driver=s licenses. At Landlord=s discretion, tenant=s parents will be required to sign lease and provide copy of driver=s license.

Pets - No pets allowed without prior written consent from landlord. Any approved pets require a non refundable damage deposit.

Improvements - Tenants will not paint or wallpaper units.

Credit Check - An investigative consumer report (credit check) will be obtained for each resident and must have a satisfactory rating. No negative credit rating within the last one (1) year. Bankruptcies must be two (2) years old, Public Records, such as outstanding electric bills, telephone bills (including cellular), cable bills, and water bills must be a zero (\$0) on balance.

Residence - Present and previous must have prompt payment record, sufficient notice given and all obligations fulfilled in accordance with agreement. No evictions or money left owing apartments will be accepted. Minimum one (1) year professional verifiable rental residency.

Employment - Stable history and income verification, minimum one (1) year.

Occupancy - We have established specific occupancy standards with respect to each of the various sizes of apartments. The maximum total number of individuals who may occupy the apartment:

Efficiency	2 persons
1 Bedroom	2 persons
2 Bedroom	4 persons
3 Bedroom	6 persons

Roommates - Each adult resident is fully responsible for the entire rental payment and must execute the lease.

Deposits - All completed applications must be accompanied by an application fee and separate security deposit. Each individual application requires an application fee. The application fee will be deposited upon receipt of the application and is non-refundable. The security deposit will be deposited upon acceptance of the application and will be refunded only if the application is rejected. If the applicants choose to cancel after the application has been accepted, applicant must call and cancel within 24 hours of approval date and time to be refunded deposit, otherwise deposit will be forfeited.

Application fee: \$25

Age - Must be of legal age to sign contract.