

Rental Application Approval Criteria

We will not discriminate any person in the rental of an apartment because of race, color, religion, national origin, sex, age, familial status, sexual orientation or mental or physical handicap. The term "applicant(s)" under these criteria means the person or persons that are authorized occupants under the lease. All adult occupants will be considered as responsible residents under the lease agreement and will be asked to sign as a resident. Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us concerning current or prior residents. Our ability to verify whether these requirements have been met is limited to the information we receive from the various consumer reporting services used.

Confidentiality:

We maintain a strict policy of confidentiality and privacy for our applicants and residents. We do not discuss information on application with anyone other than the applicant. In addition, we do not discuss individual credit reports with an applicant. If you would like to discuss or dispute anything on your credit report, you will need to contact the consumer-reporting agency that made that report. We will provide you name and address of that consumer-reporting agency.

Application Fee:

Each applicant must pay a non-refundable application fee. Because there are no exceptions, it is important that you review this information carefully before submitting the application, making certain that, to the best of your knowledge you meet the rental approval criteria.

Co-Applicants:

In the event there are multiple applicants to reside in the same apartment, i.e. co-residents, the information on all applicants will be combined during the verification process.

Occupancy:

Occupancy will be limited to 2 persons in a one-bedroom apartment; 4 persons in a 2-bedroom apartment.

Social Security Number:

Each applicant must have a United States government issued Social Security number, Green Card, or VISA in order for the verification process to begin. Homeland Security card is required when applicable.

Credit History:

Applicant(s) must have a credit report which reflects a positive payment history for the past 2 years. Bankruptcies within one year of discharge papers or unpaid foreclosure, eviction, skips, money owed to a previous landlord within 3 years will result in a denial of the application. Repossessions within 24 month period will result in automatic denial. Foreclosures must show proof that monthly rent of apartment applied for is lower than the P&I payment on the foreclosed loan. In lieu of a positive payment history of 2 years, payment of the full term lease paid in advance, or a guarantor of the lease who meets the approval criteria may be considered. Persons with no credit will be required to pay a higher security deposit.

Resident Selection Criteria

Income to debt: A verifiable consistent monthly gross income of 3 times the amount which is equal than the market rental rate of the desired apartment. Two and a half times the rent (gross) is considered with certain restrictions. Income must be verified through a direct supervisor, payroll or human resources department, or from the applicant's last thirty (30) days of pay check stubs. Self-employment will be required to provide the previous year's tax return. Proof of retirement benefits, disability income or full-time student status is required.

Resident History

Applicant(s) must have a current resident reference (apartment community, rental property or mortgage company) reflecting a prompt payment record and an acceptable rental history for the past three (3) years. Applicant(s) who owe a prior balance to a OMS Company owned or managed property, must pay the balance in full. Any record of adversity, disturbance of neighbors, destruction of property, living or housekeeping habits at a prior residence which may adversely affect the health or welfare of other residents, illegal occupants or unauthorized pets may result in the denial of an application.

Employment

A company representative must verify applicant's employment. The applicant will be asked to provide a copy of an employment contract or written job offer from the new employer, or a copy of a pay stub.

Criminal History:

Applicant(s) must not have a criminal history, which reflects any prior felony convictions or deferred adjudication for felony offenses. Applicant will have no record of criminal convictions involving crimes of physical violence/illegal drugs to person or property, or which adversely affects the health, safety or welfare of others. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony. There may be residents or occupants that have resided at Sycamore Square 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 reporting services used.

It is further understanding of the parties that the resident or any of their guests or invitees has not been convicted of a sexually-oriented offense. In the event any individual residing in these apartments is convicted of a sexually-oriented offense or has been previously convicted of a sexually-oriented offense, they will not be permitted to remain on the premises. Should this matter come to the attention of the community manager or other residents' advice the community manager of the same, then, a thirty-day notice will be issued to the individual who is named on the lease for that home. The lease will be cancelled thirty-days thereafter. The resident has a continuing responsibility to advise the manager of any change in status as to the paragraph regarding criminal history.

Validity Period:

Approved applications remain in good standing for a period of ninety (90) days from the approval date. If the Lease is not signed and/or the applicant fails to occupy an apartment within the viable time period, the application must be resubmitted for verification and approval, and a new application fee must be paid.

I/We do hereby consent to and authorize any representative of NTN/OMS Company to obtain, verify and exchange information on any reports concerning me as are maintained by, but not limited to: city, county, state, federal law enforcement agencies, credit reporting agencies, present and/or past employers, present and/or past residences. I/We understand that any information obtained may be considered by NTN/OMS Company, is their sole discretion, as a factor in decisions they make, with respect to the apartment for which I/WE are applying. Furthermore, I hereby release and hold harmless agents, owners, and affiliates of, but not limited to: their officers, director, employees, agents, law enforcement agencies, credit reporting agencies, past and/or present employers, present and/or past residences, if officers and employees that shall provide information NTN/OMS Company, upon request, from and against any and all crimes, demands, suits, or expenses arising from or related to the content, validity or handling of said reports. I/WE hereby certify that the information contained in this application for lease is accurate, full and complete. Any discrepancy or lack of information will result in immediate rejection of this application. I/WE understand that this is an application for an apartment and does not constitute a lease agreement in whole or in part. I/WE hereby acknowledge a Non-Refundable application fee to be used for processing this application.

Signature: _____ Date: _____