
THE WORTHING COMPANIES

STATEMENT OF RENTAL POLICY

Welcome to our community! Prior to completing an application for residency, please read this Statement of Rental Policy to determine whether you meet all rental guidelines. We require all persons over the age 18 that will be residing in the apartment home to complete our full qualification process. There are many choices for housing in our area and you have made a good decision by selecting our community. Please contact a member of our management team if further clarification is needed on our requirements. All applications are evaluated in the same manner and given equal consideration.

EQUAL HOUSING OPPORTUNITY: The Worthing Companies/WSE LLC is an equal housing opportunity provider. We believe in the spirit of the Federal Fair Housing Act and this community does not discriminate on the basis of race, color, sex, national origin, religion, disability, or familial status. The Worthing Companies/WSE LLC fully supports and complies with the Federal Fair Housing Act and all local and state laws regarding fair housing.

PHOTO IDENTIFICATION: All visitors must present a valid driver's license or other government issued picture identification to tour the community. For verification purposes valid government issued photo identification is required to apply for residency and a copy of your identification will be retained in your resident file.

APARTMENT AVAILABILITY: Applications for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the particular apartment type requested. "Availability" does not necessarily mean that an apartment will definitely be available for occupancy by an applicant at the estimated date. "Available" apartments include those where a "Notice to Vacate" has been submitted by an existing resident indicating an intention to vacate on or about a certain date. Under certain circumstances, we will permit current residents who are not in default of their lease to withdraw or change their notice of intent to vacate. Other circumstances not necessarily under management's control may also delay the date of availability of an apartment. In addition, an apartment may not be considered available because an application has been made and a deposit placed to hold the apartment. If the applicant's credit is not approved or if the applicant fails to sign a Rental Agreement by the specified date, then the apartment would again become available. Whether a particular apartment or type of apartment is available can vary significantly within several hours or a day. Our company seeks to lease its apartment homes at the most competitive rates obtainable in each community's housing market. This is done by comparative pricing, negotiated rents, and pricing incentives to obtain the highest rental income possible for the owners of our properties. There may be price differences as to the effective rental rates obtained by our residents depending on the leasing or marketing program than in effect and the time and date on which they visited the property or applied for residency. You are able to apply to live in any apartment home that is or will be vacant ("available") during your desired timeframe.

SCORING OF YOUR CONSUMER CREDIT REPORT: This community uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, this information is compared to the credit performance of other applicants with similar profiles which predicts how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. Based upon your credit score, your application will either be accepted, accepted on the condition that an additional security deposit, a minimum, of one month's rent in certified funds be paid, or declined. If your application is declined or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies that provided your consumer information. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

INCOME VERIFICATION: If your application is accepted or accepted with conditions, prior to moving into the community we will require verification of income by presenting your three most current pay stubs. The total monthly combined income must be at least three (3) times the amount of the monthly rent for the home you have chosen. If applicants are self-employed or receive money from non-employment sources, one of the following proofs of income will be required through (I) copies of the previous year's tax returns, (II) a financial statement from a CPA verifying employment and income, or (III) photocopies of your three most current bank statements illustrating the ability to pay rent for three times the monthly rent through the entire lease term. (Other verifiable income may mean, but is not limited to, alimony/child support, trust accounts, social security, grants/loans, etc.). If we are unable to verify your income or your income is contrary to your lease application, our acceptance of your lease application will be withdrawn.

SEX OFFENDER REGISTRY: All applicants over the age of 18 who will be occupying an apartment must meet the applicable sex offender registry qualification criteria and consent to a multi-state sex offender registry search. Each of the applicants and occupants over the age of 18 who will be occupying the apartment must score a "pass" on their multi-state sex offender registry search. If your application is rejected based on the discovery of public records that indicate an unacceptable sex offender history, you will be given the name, address and telephone number of the consumer reporting agency that provided the sex offender history report. An applicant rejected based on such sex offender history report, is encouraged to obtain a copy of the report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration. **Our policy of performing a multi-state sex offender registry search during the application process does not constitute a representation, warranty, or guaranty that all other residents and occupants living in the apartment community have no sex offender histories.**

CRIMINAL BACKGROUND HISTORY: All applicants over the age of 18 who will be occupying an apartment must meet the applicable criminal background qualification criteria and consent to a criminal background check. Each of the applicants and occupants over the age of 18 who will be occupying the apartment must score a "pass" on their criminal background check. If your application is rejected based on the discovery of public records that indicate an unacceptable criminal background, you will be given the name, address and telephone number of the consumer reporting agency that provided the criminal background report. An applicant rejected based on such a criminal background report, is encouraged to obtain a copy of the report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration. **Our policy of performing criminal background screening during the application process does not constitute a representation, warranty, or guaranty that all other residents and occupants living in the apartment community have no criminal histories.**

CO-SIGNERS: In the event an applicant is declined based on negative credit or lack of income a co-signer is permitted, the co-signer must complete an application. Co-signers income must be at least three times the amount of the monthly rent of the apartment home chosen and meet other qualifying criteria. A co-signer must sign the lease and all addendums. They will be fully responsible for all sums that come due under the rental agreement, any renewals or extensions and any damages exceeding normal wear and tear if the occupying resident(s) default.

OCCUPANCY POLICY: No more than two (2) persons per bedroom or sleeping space shall be permitted to occupy an apartment. A child or infant who is under the age of twelve (12) months (including an unborn child) at the time of leasing or renewing an existing lease will not be counted in determining the maximum number of persons who may occupy an apartment. Residents who have exceeded the occupancy restriction are not required to "upgrade" (move to a larger apartment) until the end of their current lease or renewal term (not including any month to month automatic renewal extensions).

HOLD HARMLESS ACKNOWLEDGMENT: Applicant agrees that Management does not promise, warrant or guarantee the safety and security of applicant, applicant's family and occupants or applicant's personal property against the criminal actions of other residents or third parties. Furthermore, management shall not be liable for any damage or injury to applicant, applicant's family and occupants or to any person entering the premises or the building of which the apartment is a part, for injury to person or property arising from theft, vandalism or casualty occurring in the premises or the buildings. The term "premises" is defined to include any common areas, lakes and the surrounding area. Applicant agrees to indemnify and hold harmless management from all claims, costs and expenses arising from injury to person or property. Each applicant has the responsibility to protect him or herself and to maintain appropriate insurance to protect his/her belongings. Applicants should contact an insurance agent to arrange appropriate insurance protecting their personal property. Applicant shall at all times maintain renter's insurance including adequate fire, casualty and liability insurance to insure against the risks described above. Insurance coverage maintained by management does not protect applicant from loss of personal property by theft, fire, water damage and other perils. Applicant is responsible for maintaining appropriate vehicular or automobile insurance coverage.

RENTER'S INSURANCE: All applicants must secure a renter's insurance policy of \$100,000 of general liability coverage and provide written proof of such policy prior to occupying the apartment. The policy must be maintained throughout the entire lease term and any subsequent renewal terms. Written proof of insurance is also required prior to the inception of any renewal agreements.

SATELLITE DISH: Management will permit the installation of one (1) satellite dish per apartment in accordance with FCC and local access laws. Not all of our apartments are suitable to satellite reception and we cannot guarantee that satisfactory transmission will be received. There are limitations on how and where a satellite dish can be installed and Management requires that lease holders sign the appropriate satellite dish addendum to the Rental Agreement. Lease holders must pay an additional security deposit prior to the installation of the satellite dish. General liability insurance in the amount of \$200,000 is required for any resident opting to install a satellite dish, and a copy of the insurance policy must be provided to Management prior to move-in and maintained throughout the entire period of occupancy at the community. Upon renewal of the lease term an updated copy of the insurance policy must be provided to Management.

INTERNATIONAL RENTAL CRITERIA: In addition to qualifying under the terms stated in this Statement of Rental Policy, Applicants from countries other than the United States who do not have a Social Security Number must comply with the following additional conditions:

1. Present an original valid Passport along with an original valid Visa showing raised notary seals on each -- expired Passports or Visas will result in automatic decline of application.
2. International applicants with verifiable employment are required to pay an additional deposit equal to one month's rent in advance by cashier's check or money order. Self-employed/unemployed international applicants with verification of income are required to pay an additional deposit equal to one month's rent in advance by cashier's check or money order. International applicants with no verifiable U.S. rental history, credit, and employment are required to pay an additional deposit equal to two month's rent in advance by cashier check or money order.
3. Acceptable employment verifications are as follows:
 - Employed Applicants: Provide a letter of employment from your employer. The letter is to be on company letterhead, signed, and notarized.
 - Self-Employed or Unemployed Applicants: Provide proof of income from an attorney, accountant, and/or letter from your bank stating sufficient funds. All letters must be on official company, firm and/or bank letterhead, signed, and notarized.
4. All payments will be required in U.S. Certified Funds.

FEES/DEPOSITS: Each applicant shall pay a non-refundable application fee for verification of information and credit approval. A security deposit must also be submitted with the application for Residency. Once approved, a portion of the security deposit may also become non-refundable as set forth in the Rental Agreement. If for any reason you cancel your application within 72 hours of the application date or if your application is declined, Management will fully refund your security deposit. If you cancel your application after 72 hours of the application date, Management will retain the security deposit as liquidated damages for the amount of rent lost and any expenses incurred due to the cancellation.

VEHICLES: Parking is limited in our community and only one (1) vehicle per lease holder is permitted per apartment home. Boats, trailers, commercial vans and campers are not permitted to be parked on the property at any time except, if available, in designated parking areas only. Written permission from management is required. Unsightly, inoperable or unregistered vehicles are not permitted and may be towed at owner's expense by management. Such unsightly or inoperable vehicles are determined at the sole discretion of management. Each applicant agrees to be bound by and sign all addenda to the lease that pertain to parking rules and regulations.

PETS: Pets are prohibited unless applicants comply with the following regulations and obtain management's express written approval. A non-refundable pet fee and/or refundable pet deposit may be due prior to occupying the apartment. Some communities require monthly pet rent be paid in addition to any up-front monies requested. Management will accept animals commonly recognized as domestic pets and non-aggressive or threatening. Pets must be at least one year old and weigh no more than 50 lbs. at maturity (depending on specific property rules and regulations, some communities will have a varying weight limit).

I have read the above and understand the basis for consideration of my application for residency.

Applicant's Signature

Date