

Resident Qualifications and Occupancy Standards

1. Income Requirements: Combined total monthly income of all applicant(s) must be a minimum of three (3) times the rental amount. This income must be verified.

Applicant(s) who are self-employed will need to provide the previous years' personal tax return. Additionally, the applicant must have verifiable employment history.

2. Credit History Requirements: A credit report is obtained for every applicant. To qualify for occupancy, an applicant must have a history of positive credit. Derogatory information obtained from credit reporting agencies may cause the application to be denied.

3. Criminal History Requirements: A criminal history is obtained for every applicant. Derogatory information obtained from criminal history reporting agencies may cause your application to be denied. Any felony charges automatically disqualify an individual's application.

4. Residential History Requirements: To qualify for occupancy an applicant must have a verifiable positive record of prior residency.

5. Occupancy Standards: Occupancy standards for leasing a property from us is also controlled by the number of occupants per room which is (1) one . This is the maximum number of occupants allowed with the exception that children under the age of two (2) years are not counted. If applicant(s) has a child under the age of two (2) years at the time of move-in and has the maximum number of people per bedroom, they will be required to upgrade to meet the occupancy standards after the original lease expires. Exceptions are possible for unusually large apartment homes with a den, study or loft.

Guarantors: Persons who do not meet the above criteria may qualify if they have a qualified guarantor. The guarantor must meet all criteria with the exception of income, which must be four (4) times the amount of the rental rate of the desired apartment home. If there is more than one guarantor, all guarantors must meet these criteria.

Application for Deposit, Deposit, and Fees: An application fee is not required by us. But utilizing 3rd party reporting companies to assist you in your application (i.e. credit reports etc) may require a fee for their services. No fees are collected by us, so no application fees can be refunded. Any fees charged by a 3rd party

that you use to assist in the qualification process are not refunded by these 3rd parties since they will have provided the service you requested.

Application for Deposit is outlined in the document "Application for Deposit", and fees are subject to policies set forth in the application agreement.

1. Pet deposit is adjusted and specific per animal. You will also be required to pay a onetime nonrefundable pet fee per apartment.
2. A pet agreement must be on file
3. A pet interview may be required.
4. Puppies (less than one (1) year old) are not allowed.
5. There is a limit of three pets per home.
6. The following breeds, including any mix of these are not accepted: Doberman, Rottweiler, Pit-bull, German Shepherd, Boxer and Chow Chow. You may be required to provide a letter from your Veterinarian verifying the breed of your dog.

Privacy Policy for Personal Information of Rental Applicants and Residents

We are dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

How information is collected. You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

How and when information is used. We may use this information in the process of verifying statements made on your rental application, such as your rental, credit, and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future.

How the information is protected and who has access: In our company, only authorized persons have access to your Social Security or other governmental identification numbers. We keep all documents containing this information in a secure area accessible only by authorized persons. We limit access to electronic versions of the information to authorized persons only.

How information is disposed of. After we no longer need your Social Security or other government identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized persons will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information. Locator services: If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees-even though they may initially process rental applications and fill out lease forms. You should require any locator service you use to furnish their privacy policies as well.

Simple View llc and its assignees are exclusive agent and representative of the Property Owner and does not, in any respect, have any judiciary or agency responsibility to Applicant (See also "Brokers Disclosure"). All Federal, State and Local laws are followed and each application is processed without regard to race, color, religion, sex, handicap, familial status or nations origin of the Applicant.

Applicants must meet the requirements of this Guideline Statement and if possible should have driven by and viewed the property in order for us to process the application. Each Prospective Tenant (Applicant) 18 yr. of age and older must complete a separate application and pay a non-refundable application fee to the 3rd party credit reporting institution. If application is denied, a Lease Guarantor may submit their application. The Lease Guarantor must sign the Texas Association of Realtors Lease Guaranty form and accept full financial responsibility along with Applicant.

Applications are processed in the order received. Backup applications will continue to be accepted until an approved applicant has signed the lease and paid the security deposit.. Once approved, each Applicant must sign the lease and be fully responsible for the lease, rent or any fees due. Only 1 occupant is allowed per bedroom.

RENTAL HISTORY:

Applicants must have good landlord references for 2 years or more unless Applicants have just sold their home. Relatives are NOT acceptable as rental references. Application may be denied for evictions, damages beyond normal wear and tear, illegal activity on premises, refusal to re-rent by previous landlord or if a balance is still owed to pervious landlord. If applicant has been residing in a home they own, they should provide a mortgage payment history of the last 12 months or a statement from their lender reflecting the status of their loan.

INCOME:

You must have verifiable income; (your rent should not be more than 35% of your gross monthly income(s) (for a single or joint applicants). Unemployment or Workers Compensation will NOT be considered income. If applicant is self-employed, then the bank statements for the last 6 months and the previous two (2) year's tax returns will be used to verify income.

CREDIT:

All information showing up on the credit report is subject to verification, including previous address and place of employment. Entries reflected on your credit report must show favorable activity within the last 24-month period. Collections or judgments for related past rental history may be grounds for non-approval. Applicants should have a good credit history. All credit worthiness decisions are made by a third party agency. If an Applicant's credit report comes back as an "at risk tenant" this might be cause for an increase in security deposit, denial, and/or additional prepaid months' rent or prepayment of entire rental term with large deposit.

AGREEMENT FOR APPLICATION DEPOSIT:

Property can be held for up to 2 weeks if Applicant signs the Agreement for Application Deposit Form and provides management with the full application for deposit amounts. Applicants receiving housing assistance must sign the Agreement for Application Deposit Form before the request for inspection form will be completed. The Application For Deposit will be forfeited if the terms of the Application for Deposit Agreement is not completed as agreed.

SECURITY DEPOSIT:

The Security Deposit must be paid by certified funds (money order, cashier's check or certified check, or thru our online system using your checking account). The security deposit will not be refunded unless tenant completes the term of the lease and meets all other conditions of the lease.