

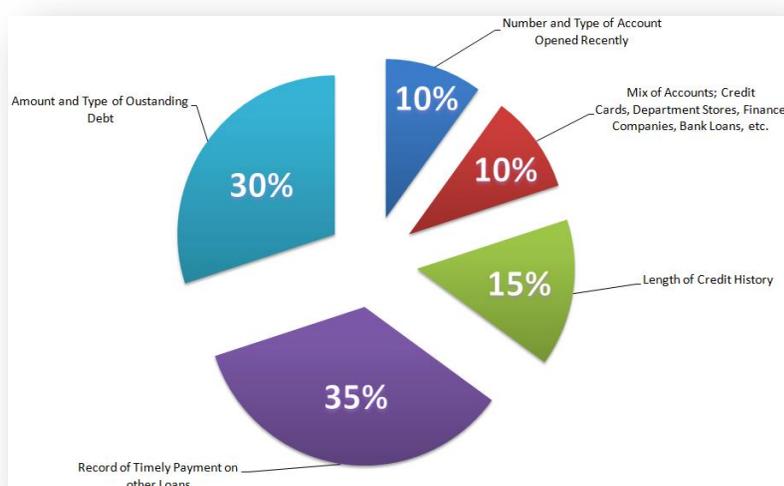
Rental Scoring & Your Rental Application

Many landlords rely upon Rental Score to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally your rental score never uses certain characteristics like Race, Color, Sex, Familial Status, Handicap, National Origin, or Religion, as factors.



- *Debt to Income*- The amount of credit currently held by residents, and the payments required to service that debt
- *Credit Type and Credit Maturity* – The length and type of credit relationships held by the residents.
- *Payment Behavior* – Analysis of the timeliness and frequency of payments on outstanding debts or bills.
- *Collection Accounts* – Debts that have been turned over to attorneys or collection agencies for recovery.
- *Credit Strength* – Credit History and amount of tradelines and accounts.
- *Landlord/Tenant Court Filings and Evictions* – Filing for failure to pay rent and/or judgments from apartment communities and/or Property Management Companies.
- *Civil Judgments* – Lawsuits, Liens, and/or Judgments
- *Rent to Income* –The amount of current and projected rent and the income required to service the rental payments.

How is my rental score used?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a FREE copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

Real ID, Inc.
Attn: Consumer Relations
6444 N Ridgeway Ave
Lincolnwood, IL 60712

Rental Application Approval Criteria

We are working with our community to maintain quality in the neighborhood. Therefore, we have a very tough screening process. If you meet the application standards and are accepted, you will have the peace of mind of knowing that other residents are being screened with equal care. Please review the following list of criteria. IF you feel you meet these standards, please apply.

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, or national origin.

Identification: All visitors must present a current photo ID issued by a state or government authority (State Issued Driver's License, State Issued Photo Identification Card, Current Passport, Current Military ID Card, or VISA issued by the US Immigration and Naturalization Services). A copy of all applicants photo IDs will be made and retained at time of move-in.

Occupancy: Roommates: 2 persons per bedroom only. **Familial Status:** Familial Status protects children under the age of 18 and the family with children under the age of 18. A maximum of two persons per bedroom plus one (1) additional person (child under the age of 18) per apartment home.

Example: 1/1 = 3 persons; 2/2 = 5 persons; 3/2 = 7 persons; 4/2 = 9 persons.

Application for Residency: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within 7 years of application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

Income: Applicants must have a minimum of 6 consecutive months' verifiable income. Individual gross income must equal three (3) times the amount of rent. Acceptable income verification required may include pay stubs consecutive for a six (6) week period, a notarized letter from the employer, the most recent W2, or proof of assets equal to 1 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retire (must provide documentation of ability to pay rent). Students must provide proof of financial aid or attain an approved Lease Guarantor.

Lease Guarantors: This community may or may not permit guarantors. Please contact the leasing professional for this community's policy. A Lease Guarantor and/or Additional Security Deposit may be required upon evaluation of rental application(s). Lease guarantors must reside in the USA. Guarantor must qualify based not only on the proposed rent amount for the applicant's apartment, but the combination of the proposed rent plus their own housing obligation.

Non US or US Citizens without a SSN or ITIN: Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student approval to be in the US). The lease end date cannot extend past the date the applicants are approved to be in the US. Applicants must pay one (1) month's additional deposit equivalent to one (1) month's 'market' rent. Applicants must also provide proof of verifiable income.

Criminal Background Check: A criminal background check will be run on all Applicants. An applicant may be automatically denied in the event the applicant(s) have ever been convicted of a felony or misdemeanor for a crime against a person, another person's property, against society or is listed as a lifetime sex offender. The applicant(S) may also be declined if they have received adjudication or have been charged with a felony or misdemeanor offense(s) within the past ten years for a crime against a person, another person's property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of a felony or misdemeanor for a crime against a person, another person's property or against society, and/or appears on the list of known terrorists and wanted fugitives.

Note: 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.

Notification: Applicants will be informed of the status of their application by telephone and/or email within five (5) business days (Mon-Fri) from submitting the application and the required processing fee. IF the applicant is rejected, the applicant will be given an adverse action letter with information to contact the Credit Bureau and/or Real ID, Inc. to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

Applicant Signature: _____ Applicant Signature: _____

