

ALL BMSI PROPERTIES
APPLICANT SCREENING CRITERIA
CONDITIONS OF ACCEPTANCE
October 26, 2016

Welcome to our community and thank you for selecting our community as your new home. The following criteria will be used to evaluate your application for acceptance:

1) Verification and approval of applicant's past two (2) years of rental history, including whether lease terms and conditions were met and any lease violations. We do not accept any applicant who was evicted from another apartment community for any reason. We do not accept any applicant who was asked to leave another apartment community in lieu of eviction. We do not accept any applicant who has received a non-compliance or any breach of rental agreement notice from another apartment community. We do not accept any applicant who has a history of late rental payments (more than 5 late payments of more than 5 days in a one year period or more than 15 days late in any month.) We do not accept rental history from family or friends.

2) Applicant must have income equal to 2 1/2 times the monthly rental rate.

3) Applicant must have acceptable credit history. Additionally, Applicants that are registered sex offenders will be denied. Applicants must have no felony convictions less than 10 years old that involve violent crimes against persons or property, including but not limited to murder, arson, kidnapping, assault, bomb related offenses, robbery or burglary, terrorism OR that involve the manufacturing or distribution of drugs in any manner. All other felony convictions must be more than 5 years old. Conviction of any drug related offenses involving possession only, or alcohol related offenses where no one was permanently injured or killed, must be at least 2 years old. Successful completion of any felony sentence at least 2 years ago and no new criminal activity for at least 2 years before this application is also required. We do not accept any applicant that has an outstanding warrant or is awaiting trial on any crime. If the Applicant would like management to review additional information regarding the felony conviction prior to being denied, the Applicant is permitted to submit that information to management along with their application and Management will review that information on a case by case basis.

4) We do not accept any applicant who owes money or owed money to another apartment community. Exception: if applicant can prove that he or she was evicted or owed money to an apartment community due to non-payment of rent *only*, and it is now paid in full or more than 5 years old, it will be counted the same as a paid collection account. Foreclosures and surrenders of homes will not be counted.

5) Verification of at least 2 months of employment. Income and length of time on the job will also be verified by your supervisor, and you must show your last 3 check stubs. If self-employed a copy of your most recent tax return is required.

6) If applicant is unemployed, verification of sufficient income as stated in paragraph 2 is required or a guarantor who meets our credit rating criteria of PASS.

7) Applicant must submit any required information or documentation to the property within 24 hours or the apartment is subject to re-rental to another party.

8) All applicants will be asked to provide positive identification and evidence of their lawful presence in the United States. All applicants must present a valid driver's license or other government-issued photo identification and one of the following; 1) a United States government issued Social Security number; 2) Form I-94 Arrival-Departure Record showing entry date and authorized period of stay; 3) temporary resident alien card verifying approved entry by the United States government (I-94W); 4) Form I-95; 5) Form I-151; 6) I-551 Permanent Resident Card (Alien Registration Receipt Card); 7) Form I-688 Temporary Resident Card; 8) Form I-688A Employment Authorization Card; 9) Form I-688B; or 10) Form I-766.

9) Any person under the age of 18 intending to occupy the apartment must be identified on the application and listed on the lease or such person will otherwise be considered an unauthorized occupant.

Due to our desire to treat every applicant fairly and consistently, we are unable to deviate from our applicant screening criteria or credit rating criteria. This community reserves the right to deny an applicant residency when he or she does not meet all of our requirements as stated above, when information is not verifiable, or when actions of the applicant indicate irresponsible behavior at a previous residence.

I ACKNOWLEDGE THE ABOVE REFERENCED *APPLICANT SCREENING CRITERIA, CONDITIONS OF ACCEPTANCE,* AND AUTHORIZE YOU TO PROCESS MY APPLICATION FOR A NON-REFUNDABLE FEE.

APPLICANT

DATE