

GRAMERCY AT BUCKHEAD

RENTAL CRITERIA

Simpson Property Group, LP does not discriminate against any person based on race, color, religion, gender, national origin, familial status, or disability. The rental criteria listed below explains the policies of this community with regard to standards that must be met by each applicant in order to be approved for residency. Rental applications are to be completed by each applicant, 18 years and older. Any omissions or falsifications may result in rejection of an application or termination of a lease.

Age

All applicants must be of legal age. All persons 18 years or older are required to complete an application, qualify, sign the lease contract and all addenda.

Identity Verification

All applicants/co-applicants and guarantors over 18 years old are required to provide a current state issued driver's license or government issued photo identification. Corporate applications must meet specific requirements and be approved by Regional Vice President only.

Credit History

All Applications are processed CORELOGIC SAFERENT INC, a third party review company. They use an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so applicants are reviewed objectively. Based upon your credit score, your application will either be ACCEPTED, ACCEPTED WITH CONDITIONS, or DECLINED.

- **Accepted:** The applicant will be accepted with the standard deposits and fees.
- **Denied:** Application will not be accepted.
- **Accepted with Conditions:** The applicant will be required to pay an additional deposit equal to one months' rent prior to occupancy.

If your application is declined or accepted with conditions you will be referred to CORELOGIC SAFERENT INC for any questions or concerns you may have.

Criminal Background

Criminal background checks will be conducted on all applicants by approved and authorized third-party firms. Simpson Property Group will evaluate applicants' criminal background consistent with applicable federal, state, and local laws. Any applicant with a conviction within the last 3-10 years (depending on the crime(s)), or who has been released from incarceration within the last 3-10 years (depending on the crime(s) which led to the incarceration), for any crime(s) that reveal or indicate a demonstrable risk to the health, safety, or security of residents and their property may be denied. Simpson will evaluate any convictions that are reported on a case-by-case basis to determine whether the applicant should be excluded. Considerations include: the nature and severity of the criminal conduct; the number of convictions; when the convictions occurred; the applicant's age at the time of the convictions; any rehabilitative efforts by the applicant; and the overall rental history of the applicant since being released from incarceration. If the applicant has any information regarding his/her criminal background that he/she would like to provide for consideration, including information regarding mitigating factors or evidence of rehabilitation, he/she may do so and it will be considered. For any applicant with pending arrests or charges that raise a concern for the health, safety, or security of the residents and their property, his or her application will be provisionally denied and he/she is invited to reapply once the arrest or charges have been resolved by a finding that the applicant was not guilty, the charges are dropped, or there was some similar resolution. Additional documentation may be required at that time to establish the applicant was found not guilty or the charges were dropped and/or resolved.

Applicants with no credit history must provide:

Proof of employment and an additional deposit equal to one months' rent; OR, secure an additional leasee who completes an application, meets all Rental Qualifying Criteria and signs the rental agreement. The leasee will be held liable in case of any default by the applicant/resident.

Residents of Foreign Countries:

If the applicant has no social security number, the following will be required:

- Proof of foreign citizenship
- Submit INS documents for verification. Acceptable forms include I-551, I-688A, and I-94. The document must have a minimum 6-month remaining period when submitting an application
- All other qualifying requirements

Realtor and Locator Fees:

If working with a locator or realtor, they must be present during the initial tour and listed as the referring party on the application and guest card.

Trash:

- Valet Waste, door to door trash pickup service is mandatory here at Gramercy at Buckhead. The trash cans are provided by Valet Waste at move in, the service is Sunday-Thursday 6-8PM.
- The trash removal fee is \$27.00 per apartment per month.

Income Verification:

Monthly gross income shall be three (3) times monthly rent. In a roommate situation, roommates can qualify with a combined income three times the monthly rental rate.

If the application is accepted or accepted with conditions, verification of income in an amount equal to three (3) times the amount of rent per household will be required by one or more of the following:

- Pay stub issued within past 30 days
- Recent Bank statement showing recurring pay deposits
- Complete and signed 2012 Income tax return with W-2
- Letter from employer on company letterhead verifying income and employment.

Maximum Occupancy Standards

- 2 per bedroom plus 1 additional occupant.
- Persons under the age of two years old are not counted as occupants.

Application costs and fees

- Application Fee (per adult applicant) - \$85.⁰⁰, payable with application
 - Administration Fees/Deposit:
 - 1 bedroom=\$250 (\$150 of which is non-refundable)
 - 2 bedroom=\$400 (\$200 of which is non-refundable)
 - 3 bedroom=\$600(\$300 of which is non-refundable)
- *Applications and Deposit Subject to Change*

Pet Criteria and Fees

A dog or cat is considered a pet; however, assistive animals are not pets and are not subject to the criteria below:

- Two (2) pet limit per apartment for cats; One dog per apartment.
- Combined Weight cannot exceed 35 lbs. and must be at least 6 months old.
- Leash laws apply both inside and outside the building.
- A photograph must be provided along with veterinarian certificate must be provided verifying pet's weight, age, primary breed/s and current vaccinations.
- Pet restrictions apply and include but are not limited to: Pit bull, American Staffordshire terrier, Staffordshire bull terrier, Chow, Rottweiler, Doberman and German Shepard or any dog mixed with these breeds.

Required pet fees are as follows:

- \$750.00, \$500 of which is refundable (\$250 for 2 pets), and \$250.00 of which is non-refundable (\$500 for 2pets) payable prior to move in and \$25.00 pet rent per pet.

RENTERS LIABILITY INSURANCE IS REQUIRED with a minimum coverage level of 300,000. Proof of renters insurance (copy of policy) must be provided prior to the move-in date and coverage maintained through the term of the lease. Content or personal property coverage is not required, but strongly recommended.

Your signature authorizes Simpson Property Group, LP to run a criminal background check, income, credit and reference checks as part of the application process and/or as deemed required by management.

Please sign and return with completed application.

Signature Date

Signature Date

Signature Date