

LOFTS

at

308 NINTH

THE LOFTS AT 308 NINTH: RENTAL QUALIFYING GUIDELINES

Thank you for applying to live in The Lofts at 308 Ninth! To obtain residency in our community, each Applicant must meet the following criteria. Before you turn in your application, please read the following requirements. The term "Applicant" under these criteria means the person who will be signing the Lease as the "Tenant". The term "Guarantor" in these criteria means the person who will co-sign the Lease.

INCOME REQUIREMENT

The Applicant must earn an annual gross income equal to three (3) times the total rent and must have a qualifying credit history. If the Applicant cannot prove income and does not meet the qualifying credit history, then the Applicant must have a Guarantor co-sign the Lease agreement. The Guarantor must meet these income requirements and must have a qualifying credit history. In the event no or insufficient credit history is obtained, the Applicant may be required to pre-pay rent two (2) times during the term of the Lease for an amount equal to six (6) months rent in advance.

CRIMINAL HISTORY

The Applicant must never have plead guilty; plead no contest; received probation, deferred adjudication, court-ordered community supervision or pre-trial diversion for a felony (whether or not resulting in a conviction). The Applicant must never have been convicted; plead guilty; plead no contest; received probation, deferred adjudication, court-ordered community supervision or pre-trial diversion for a misdemeanor involving violence or sexual misconduct (whether or not resulting in conviction). The Applicant must not have been asked or ordered by a representative of any government to leave the U.S. or any other country.

RENTAL HISTORY

The Applicant and Guarantor must not have been evicted or asked to move out by a previous landlord and must not have any outstanding balances to a previous landlord. If outstanding money is owed, the Applicant must show a receipt as proof of payment before being accepted.

MM II, LLC dba The Lofts at 308 Ninth is an Equal Housing Opportunity Community. If the above qualifications are not met, your Application and/or Lease agreement will be subject to denial.



CREDIT CONSENT FORM

I/We, the undersigned, hereby authorize Certified Realty, Inc. & MM II, LLC dba The Lofts at 308 Ninth, hereinafter "Owner", to use reasonable and necessary means, including any consumer reporting agency, current and previous employer, current and former landlord, law enforcement agency, any check authorization agency and state employment security agency, to release all information any of them may have about me and my Guarantor. I hereby release all of these parties, including but not limited to Owner and any agency designated by Owner, from any liability in connection with release of such information. I hereby authorize and instruct Owner to obtain such credit reports and tenant screening reports as deemed necessary or prudent, and authorize and instruct all credit reporting agencies and tenant screening services to provide such reports to Owner.

I hereby pay to The Lofts at 308 Ninth a Non-Refundable Application Fee of \$25 made payable to: The Lofts at 308 Ninth for processing this application. I acknowledge the Application Fee shall not be refunded for any reason. If I cannot provide income and/or do not meet the rental qualifying guidelines, I will obtain a Guarantor who will co-sign the Lease agreement.

By signing below I represent that I have read and agree to all provisions of this Application.

APPLICANT

First Name	Last Name	M.I.
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Social Security Number	Date of Birth (MM/DD/YYYY)
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Address

City	State	Zip Code	Phone Number
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GUARANTOR

First Name	Last Name	M.I.
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Social Security Number (Required)	Date of Birth (MM/DD/YYYY)
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Address

City	State	Zip Code	Phone Number
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Signature	Today's Date
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