STATEMENT OF RENTAL POLICY

Effective August 2016

We are delighted that you are interested in leasing an apartment home in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses can complete one rental application. Application fees will be charged ***per person*** over 18, not per application.
2. The rental application will be reviewed when submitted to ensure we have all information needed is available to determine your eligibility. Any missing information/paper work must be submitted within 24 hours or application will be denied and application fees will not be refundable. If you decide to apply at a later time you must repay the application fee.
3. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more than ***two persons*** per bedroom, in most circumstances. See our attached family occupancy policy, covering various sizes and configurations of units and persons ages during the lease term.
4. Each applicant must provide government photo identification and allow it to be photocopied. Copies must be made in our office.
5. Applicants who are first-time renters or who do not have sufficient income under paragraph 6 below may qualify by having the lease guaranteed by a guarantor. The Guarantor must have a gross monthly income of at least 5 times the monthly rent, must have good credit and good rental history and must meet all other qualifying criteria. The Guarantor must complete and sign a lease guaranty agreement. Guarantors may be held responsible for all of the lease obligations, including the entire rent and other costs, such as damages, even if you have roommates. A guarantor will have to remain on the lease contract throughout the lease term.
6. Employment and monthly income must be verifiable. Total monthly income of all applicants must be 3 times the monthly rent. (Otherwise, a guarantor is necessary)
7. Applicant(s) may be denied occupancy for the following reasons:
    - Falsification of application by any applicant or guarantor.
    - Incomplete application by any applicant or guarantor.
    - Insufficient income. (Total of all applicants or guarantor)
    - Criminal conviction history such as; Any Felony convictions under ***10 years*** and any Misdemeanor convictions under ***7 years***. Violent crime(s) against a person or persons, or crimes considered harmful to others or property may be denied!

Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional deposit equal to one month's rent). Poor rental profile of any applicant (rental history reports are obtained). Rental history of:

- Non-payment, eviction, frequent late payment(s) of rent or poor housekeeping.
- Drug use
- Poor supervision of applicant's children, occupants or guest.
- Unruly or destructive behavior by applicant, applicant's children, or applicant's guest.

There will be $50.00 of your deposit deducted as an administrative fee. This fee will be deducted when the deposit is paid. The amount of your security deposit shown on your lease will have been reduced by $50.00 from the original amount you paid.

Your **HOLD** deposit **WILL** be refunded if the management does **NOT** approve your rental application. If your rental application **IS** approved and you cancel your move in, your deposit **WILL NOT** be refunded, unless we find an acceptable replacement resident who move in **PRIOR** to your expected move in date. $75.00 cancellation fee will be charged.

We do business in accordance with Federal Fair Housing Law; we do not discriminate against any person because of race, color, religion, sex, national origin, familial status or handicap.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL CELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant: _____ Date _____

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Applicant: _____ Date _____

Camelot Apartment Homes ♦♦ 5241 Alamo Dr. Abilene, Tx 79605 ♦♦ 325-732-3291 ♦♦ 325-695-9896 fax