

QUALIFICATION ACKNOWLEDGEMENT

In order to assist you with your decision on your new apartment home, we are providing a list of guidelines used to qualify residents for tenancy in our communitiy. Please note that this is our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by The Crossing Apartment Homes that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided in our community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services used.

Please review this information before filling out a Rental Application. Please note that if you apply to rent in our community, you will be expected to pay the following with your Rental Application in the form of a money order:

- An Application Fee in the amount of \$21.60 which is a non-refundable fee per applicant to cover the cost TransUnion charges us to process each application. (Any applicant over the age of 18 is required to fill out an application and be a lease holder)
- A Holding Fee in the amount of \$______, must be paid at the time you submit an application to hold the apartment off the market while your application(s) is being processed. If you are approved and you execute a lease with The Crossing within 72 hours, the Holding Fee will be credited towards your security deposit. If you are approved and fail to execute your lease with The Crossing within 72 hours of receiving written or verbal notice of approval, your Holding Fee becomes non-refundable and will be retained by The Crossing to offset its damages for being unable to market the apartment while your application was being processed and 72 hours thereafter. If you cancel your application in 24 hours or your application is denied, the Holding Fee will be refunded to you within 20 days. The Holding Fee was calculated by multiplying the daily rent of \$____/day by ____ days.

FAIR HOUSING STATEMENT:

The Crossing Apartment Homes and the owner are committed to compliance with all Federal, State and Local Fair Housing Laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, national origin, religion, sex, familial status, or handicap.

INCOME/EMPLOYMENT:

RENTAL HISTORY:

Six (6) months of past rental history must be satisfied (i.e. rent paid on time, lease obligation fulfilled, residence left in satisfactory condition with no outstanding charges for damages). An apartment will not be rented to you if in the past three years, you have been evicted, skipped on an apartment, or otherwise have bad rental history or have more than one eviction. Less than (6) month's rental history may require an additional deposit up to one full month's rent. Any debt owed to another rental community must be paid in full and proof of payment must be provided prior to move in.

<u>CREDIT:</u>

Credit report is based on a credit score. This score is verified through Credit Retrievers, and gives a recommendation of either: Approved, Low Acceptance, Conditional Accept and Declined. Acceptance levels are as follow:

- Approved: Standard deposit of \$200
- Low Accept: Half (1/2) month's rent as deposit
- Conditional Accept: One full month's rent as deposit
- Foreclosure, Bankruptcy, and no rental history require a full-month's rent as deposit

OCCUPANCY:

The maximum numbers of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom plus one additional person. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow 2 persons per bedroom, plus one additional person in the apartment home, according to the size of the floor plan. Children under the age of 3 will not be considered towards the number of residents permitted in a unit. For the purposes of this occupancy policy a "family" shall consist of the following persons: One or more individuals (who have not attained the age of 18 years) living with: (1) a parent or another person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

CRIMINAL HISTORY:

An apartment will not be rented to you if you have been convicted of: homicide, a felony for manufacturing or distributing methamphetamine or amphetamine, a felony sex offense or stalking, or are registered on any sex offender registry. All other felonies and misdemeanor crimes are subject to guidelines set forth through TransUnion Criminal Decline policies approved by the ownership of The Crossing Apartment Homes. Other criminal information on your report may cause your application to be declined depending on the nature of the offense and when the conviction occurred.

IN CLOSING:

The Crossing Apartment Homes has established this criteria, as a way of ensuring that each person who lives at The Crossing Apartment Homes has the same opportunity to enjoy their home and the amenities that the community provides. When submitting your rental applications to be processed bring proper photo identification for all persons' age 18 years and older. If you have indicated on your Rental Application that you are a Non-U.S. Citizen, you will be required to complete a Supplemental Rental Application for Non-U.S. Citizens.

I HEREBY ACKNOWLEDGE RECEIPT OF THE ABOVE DISCLOSURES AND AGREE: (1) To receive an electronic receipt for any Fees (described above) that I pay to The Crossing; (2) I understand the Holding Fee is nonrefundable if my application is approved and I fail to sign my lease with The Crossing within 72 hours of verbal or written notification of my approval; (3) If I am approved and I execute a lease with The Crossing, I agree to receive an electronic version of the fully executed lease; (4) If I my application is declined, I agree to receive an electronic version of my denial letter; and (5) I have received any statutory required pest disclosures regarding the unit, if applicable.

Signature of Applicant	DATE
Signature of Applicant	DATE
Signature of Agent or Owner	 DATE

This form has not been approved by the Colorado Real Estate Commission. It was reviewed by Sharp Management's legal counsel Tschetter Hamrick Sulzer, PC.



Date

Agent's Signature



Rental Verification

I authorize The Crossing Apartment Homes and any of its agents to obtain any and all information regarding my rental history, including but not limited to money owed, condition of the apartment and any violations.

Applicant(s) Printed Name/ Signature	Date	
Applicant(s) Printed Name/ Signature	Date	
Applicants Address:		
Date Resident(s) Moved in: Date Resident(s) Moved Out:		
Rental Amount \$ # of Late payments # of NSF'	s Notice Giv	en
Was resident(s) lease fulfilled?	YES	NO
Was resident(s) ever written up for lease violation?	YES	NO
Was resident(s) ever charged for any damages to property?	YES	NO
Does resident(s) owe any money?	YES	NO
Would you re-rent to this resident(s)	YES	NO
Does resident(s) have any pets listed?	YES	NO
If resident(s) has pet(s), were the pets authorized?	YES	NO
Does resident(s) have any current pest(s) issues? If yes, what are they?	YES	NO
Printed name of person supplying information		
Title of person supplying information		

Please fax back this completed verification to The Crossing Apartment Homes 303-373-4939 or email to manager@crossingapt.com