

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 community. 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:

To qualify, all persons applying for an apartment must have a verifiable source of income no less than three (3) times the market rental rate. The rental amount for this apartment is \$_____, therefore, your gross monthly income must be no less than \$_____. Acceptable evidence of income (provided for the most recent one (1) month includes, but is not limited to, current pay stubs or written verification on company letter head from an employer of the applicant's gross monthly income, bank statements showing direct deposit by employer, proof of child and/or spousal support payments, proof of social security income, disability or other government income, or proof of retirement or trust fund income. We may also accept the most recent year's tax returns. All paycheck stubs must show year-to-date earnings.

RENTAL HISTORY:

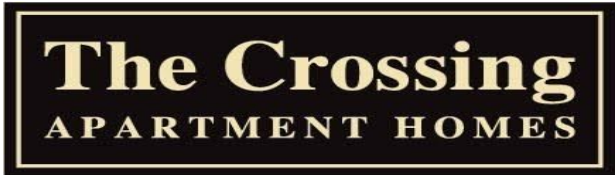
Six (6) months of past rental history must be satisfied (i.e. rent paid on time, lease obligation fulfilled, residence left in satisfactory condition with no outstanding charges for damages). An apartment will not be rented to you if in the past three years, you have been evicted, skipped on an apartment, 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.

CREDIT:

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:



Congratulations on your new home at The Crossing Apartment Homes!

Resident Name: _____
Your New Address: _____
Apartment #: _____
Move In Date: _____

You will need to call Xcel Energy to set up your utilities prior to move-in date.

Please bring this form back to us on your move-in date with your account number for Xcel Energy.

Xcel Energy Account Number _____

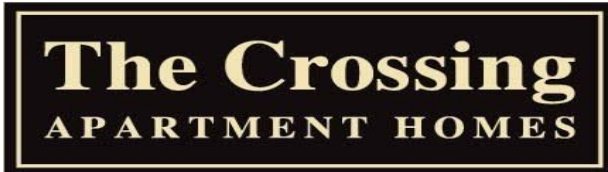
You must provide this account number before you can receive your keys on your move-in date.

Resident Signature

Date

Agent's Signature

Date



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 Given _____

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? YES NO

If yes, what are they? _____

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**