



RESIDENT SELECTION CRITERIA

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification: All visitors must present a current Government issued identification in order to view the community. Acceptable forms of identification are: Valid State Issued Driver's license, valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. A copy of all applicants photo IDs will be made and retained at time of application.

Occupants: Occupancy will be limited to no more than one (1) person in a one-bedroom apartment, two (2) persons in a two-bedroom apartment or three (3) persons in a three-bedroom apartment, four (4) persons in a four-bedroom apartment. All adult occupants will be considered as responsible residents under the Lease Agreement and will be asked to sign the Lease as a resident.

Application for Residency: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

QUALIFYING STANDARDS

Rental History: Up to 36 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

Criminal History: A criminal, sex offender and OFAC search will be processed on all applicants for residency. Any applicants with Felony convictions or are on a registered sex offender or OFAC list will be declined for residency.

Income: Applicants may be required to have a verifiable income source. Acceptable income verification required may include pay stubs consecutive for a 6 week period, a notarized letter from the employer, the most recent W2 or 1099, or proof of assets equal to 3 times the lease term. Student Financial Aide may only represent 1/2 the required income. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired (must provide documentation of ability to pay rent).

Guarantors: Will be accepted for income qualification purposes only and they must live in the USA. He/she must complete a guarantor form that must be fully executed and notarized. Guarantor must meet all of the Resident Selection Criteria. Guarantors will also be fully responsible for the Lease Agreement if the occupying resident(s) default

Pets: Pets are permitted only at select properties. All Necessary pet fees, pet deposits, and pet agreement forms must be completed prior to move in day.

Notification: Applicants will be informed of the status of their application by telephone within 5 business days from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact First Advantage SafeRent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

Applicant Signature

Management Representative Signature

Date:_____

Rev. date 04/28/2008



LEASE APPLICATION

Name: _____

Permanent Address: _____

City State Zip Phone: () - - - - - Cell Phone: () - - - - -

Local Address: _____

City State Zip Driver's License Number: State: _____

Social Security Number: - - - - - Date of Birth: / / - - - - -

Current Class Standing (check one): [] Grad [] Senior [] Junior [] Sophomore [] Freshman

E-mail Address: _____

Anticipated Graduation Date: Anticipated Move-In Date: _____

Employer: Work Phone: () - - - - -

Annual Income: Supplemental Income: _____

Parent, Guardian or Emergency Contact:

Name: Relationship: _____

Address: : _____

City State Zip Employer: Work Phone: () - - - - -

Email: Cell Phone: () - - - - -

How did you hear about us? _____

Floor plan Options: Assignments are based on availability upon receipt of completed application, security deposit & fees and application approval.

(Check one): [] Furnished [] Unfurnished

INSTRUCTIONS: To begin the application process, submit completed application with payment of \$40 non-refundable application fee and return the signed Guarantee of Lease form, if required within three (3) days. All fees should be in the form of a check or money order only.

By signing below, I represent that:

- a) All information contained herein is true and correct.
b) I understand that a financially responsible Guarantor is required for those students who do not meet the required income/credit criteria and this Guarantor must also meet all approval requirements. Failure to provide a qualified Guarantor will entitle us to refuse your application for that reason and retain applicable fees.
c) It is also understood that Landlord will run credit check on Guarantor and a criminal background check on Applicant to determine application approval. A student who meets the required income/credit criteria will not need a Guarantor and in such a case, credit and background check will be run on Applicant only.
d) My permission is not required to lease vacant bedrooms in the apartment assigned to me.
e) Roommate compatibility is not guaranteed.

Applicant's Signature: Date: _____

Staff Representative Signature: Date: _____

Application is for information only and does not obligate Landlord to execute a lease or deliver possession to proposed resident(s).





ROOMMATE MATCHING QUESTIONNAIRE

We want you to be involved in selecting your roommates. We cannot guarantee that we will be able to satisfy your every preference, but we will do what we can in placing you in your new home. To assist us in locating the apartment to meet your wants, needs and/or most compatible roommate(s), please complete this form thoroughly and honestly.

NAME AGE GENDER

CELL PHONE # HOME PHONE # E-MAIL ADDRESS

Do you need our furniture? Yes / No

For matching purposes (if applicable), what furnishings will you be bringing for the common area?

If you are bringing roommates, please provide their names below:

- 1.
2.
3.

Accommodations Requested: (Not Guaranteed): ___Furnished (upon availability) ___Unfurnished ___1st Floor ___2nd Floor ___3rd Floor

School ___ Academic year ___ Major ___

ROOMMATE MATCHING

Roommate preferences: (please check)

Males only ___ females only ___ no preference ___

Minimum roommate age: ___ maximum roommate age: ___

Lifestyle (please circle) the answer that best describes you or fill in the blank):

Are you a smoker? Yes No Do you smoke indoors? Yes No

Will you live with a smoker? Yes No

**Please note that NO SMOKING is allowed inside any apartment

How often do you study? Every Day Weekdays Weekends Seldom Never

Do you drink? Every Day Weekends Occasionally Seldom Never

Are you a member of a sorority, fraternity, or other student organization? Yes / No

If yes, please list

Would you consider yourself to be: Very Clean Somewhat Clean Messy Dirty

What type of music do you listen to?

What type of movies do you watch?

Hobbies

Pet peeves

Additional comments:

By signing you give Tarantino Properties permission to release this information to perspective Roommates.

SIGNATURE DATE



PARENTAL OR SPONSOR GUARANTY

Resident Information:

Name of Resident: _____

Location: _____

Co-Signer/ Guarantor Information

Name: _____

Relation to Resident: _____

Address: _____

Soc.Sec.#: _____ D.L.#: _____

Home Phone: _____ Work Phone: _____

Date of Birth: _____ Employer: _____

I, the undersigned, hereby agree to be jointly and severally liable for all obligations incurred by the resident named above pursuant to his/her lease agreement with Tarantino Properties Inc. and any future extension or renewal of a lease agreement with Tarantino Properties, Inc. By my signature, I authorize Tarantino Properties, Inc, to verify all information contained herein; a credit report will be requested from such an agency.

I further agree, by my signature hereon, that delivery or services of notices to the Resident pursuant to the lease or pursuant to the Florida Statute 83 (Landlord-Tenant Act) shall be binding upon me as if personally delivered to or served upon me and that any action for money damages brought hereon may be brought in Leon County, Florida at the discretion of the Landlord.

CoSigner/Guarantor: _____ Date: _____

Tarantino Representative: _____ Date: _____

*If this document is signed outside of Tarantino Properties Inc.'s management office, it must be witnessed by a Notary Public.

BEFORE ME, the above signed authority, _____ personally known to me or has produced _____, as identification, and who executed said agreement for the purpose therein expressed.

WITNESS my hand and official seal this _____ day of _____, 200____.