

Statement of Rental Agreement

We are dedicated to protecting the privacy of your personal information. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

You will be furnishing some of your personal information at the time you apply to rent from Premier Real Estate Management, Inc. This information will be on the rental application form or other documents that you provide to us or to an apartment locator service, either on paper or electronically. We may use this information in the process of verifying statements made on your rental application, such as your rental, credit and employment history, and we may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future. Within our company, only authorized persons have access to your Social Security or other governmental identification number. We keep all documents containing this information in a secure area, accessible only by authorized persons. We limit access to electronic versions of the information to authorized persons only.

An application will not be considered "complete" until all of the following information has been provided to us:

- A separate Application has been fully completed and signed by all leaseholders (and co-signers where applicable)
- An Application Fee has been paid to us, a Reservation Fee has been paid to us, and documentation of income has been provided as outlined under "income verification".

If the application is declined, you will be notified in writing and the Reservation Fee will be refunded (the Application Fees are non-refundable). If your application is declined or is accepted with conditions, you will be given the name and contact information of the consumer reporting agencies that provided the consumer information to us. If you are declined for unsatisfactory credit you can obtain a copy of the credit report, correct any erroneous information and submit a new application to the community for further consideration. All applicable fees will apply at time of re-submission.

If your application is accepted or accepted with conditions, verification of income will be required within 24 hours. If we are unable to verify your income or your income is contrary to your application, acceptance of your lease application will be withdrawn. Failure to provide required documentation of your income prior to taking occupancy will automatically deny your right to residency.

If for any reason you withdraw an application or notify us that you've changed your mind about renting the apartment after your application has been accepted, we will be entitled to retain all monies paid by you as liquidated damages and the parties will then have no further obligation to each other. Other monthly fees that you may be required to pay in addition to your monthly rent include, but are not limited to: Utilities, Sewer, Storm Water, Rentable Items and Pet Fees.

Premier Real Estate Management, Inc. uses RealPage Onesite for applicant screening. Realpage Onesite is a statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill payment history, the number and type of accounts, late payments, collections actions, outstanding debt, and age of accounts. Based upon your credit score, your application will be accepted, declined or accepted on the condition that an additional security deposit is paid. Falsification of any information provided on the application will automatically deny your right to residency. A criminal background search will be conducted on each occupant and leaseholder, including all persons 18 years of age or older. Premier Real Estate Management, Inc. reserves the right to reject the application of any individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. In addition, if the criminal background search reveals past criminal behavior, which is contrary to your rental application, acceptance of your application will be withdrawn. Applicant(s) agrees that rental payment will commence on the lease begin date noted above (upon approval of the application). If both applicant and management agree on the date of move-in and that the apartment home is ready for move-in, the rental payment will commence on that date whether (the applicant) has moved in or not.

Premier Real Estate Management, Inc. adheres to Fair Housing Laws which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability, or familial status.

All applicants, roommates and guarantors (if applicable) must agree to the following by signing this Resident Selection Criteria and Consent Form and Rental Application Form.

I hereby consent to allow Premier Real Estate Management, Inc. through its designated agent and employees, to obtain and verify my credit information and a criminal background check for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, Premier Real Estate Management, Inc. and its agent shall have a continuing right to review my credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods. I have read, understand and agree to abide by the qualifications for the application process. I understand that if my application is not approved, I will forfeit my Application Fee(s), but will receive a full refund of my Reservation Fee, Administrative and/or Processing Fees. I also understand that the Reservation Fee and Application Fee(s) are non-refundable if I cancel my application for any reason. I hereby affirm that I have read and reviewed a copy of the Resident Selection Criteria and Consent Form, the Application, Lease Agreement and all Addendums. I understand that a signed, executed copy of the Lease Agreement and Addendums will be given to me upon taking occupancy.

Signature of Applicant

Date

Signature of Applicant

Date

Premier Real Estate Management, Inc. Representative Date