

Hampton Plaza Rental Requirements

Thank you for considering Hampton Plaza for your new home. We will rent to any qualified applicant regardless of race, color, creed, national origin, religion, sex, marital or familial status, or mental or physical handicap, who fulfills the following requirements, which are:

1. Applicant(s) must complete the rental application in full and sign it in the presence of an authorized agent of Landlord. If more than one adult is applying to lease an apartment together and their relationship to each other is other than husband or wife, or child and parent, then, in such event, each such adult must complete and sign a separate rental agreement and be independently able to meet all qualifications required of applicants thereunder in the same manner as if he or she were applying to lease the apartment alone.
2. Applicant(s) must authorize and allow Landlord and/or a credit reporting agency employed by Landlord to investigate, validate and otherwise confirm the acceptability of Applicant's character, credit worthiness, and sufficiency of income without reservation.
3. All Applicant(s) must have a current Social Security Number issued by the US Social Security Administration.
4. Applicant(s) must have an established history of "Good Credit" which Landlord or Landlord's agent can independently verify.
5. Applicant(s) must possess sufficient income to adequately support payment of the rent and other housing related expenses which Applicant(s) will be responsible to pay under the terms of Landlord's Lease Agreements for this property, if accepted. To be deemed "adequately efficient," applicant(s) verifiable gross monthly income must be at least or equal to or exceed three (3) times the monthly rental for the apartment for which applicant(s) are applying. Proof of income, such as a current W-2 or three (3) most recent paystubs must be submitted with the application.
6. Applicant(s) must be at least eighteen (18) years of age or be guaranteed by a parent or Legal guardian, who, as a Guarantor, must also complete a lease application, have a verifiable gross monthly income of at least five (5) times the monthly rent on the apartment for which Applicant(s) is applying, and otherwise have an established history of "Good Credit."
7. Applicant(s) who do not have an established history of "Good Credit" but who otherwise meet all other qualifications required of Applicant(s) thereunder, and Applicant(s) who fail to meet the minimum income requirements established under this policy by ten percent (10%) or less, but who otherwise have an established history of "Good Credit" and meet all other requirements may still qualify to lease an apartment provided that he or she posts a security deposit equivalent to two (2) months rent on the apartment to which Applicant(s) is applying to rent, or obtains a "GUARANTOR" acceptable to Landlord, who agrees to execute Landlord's "Lease Guaranty Agreement" to guarantee fulfillment of all of the terms of Landlord's Lease Agreement for the apartment for which

application is being made, including, but not limited to, the timely payment of the rent as it becomes due. To be accepted, Guarantor must have verifiable gross monthly income equal to or exceeding five (5) times the monthly rental on the apartment for which application is being made, and have an established history of "Good Credit."

8. Prior to being given possession to any apartment, approved Applicant(s) must sign Landlord's Lease agreement in the form offered and pay all deposits and rent determined to be due by Landlord. A copy of a State issued photo ID is required when signing the lease and shall be signed in the presence of an Agent of the Landlord, unless otherwise specified. Shall applicant(s) be required to have a Guarantor to be accepted, said Guarantor(s) must also have been accepted and have executed Landlord's "Lease Guaranty Agreement" prior to possession of any apartment being given to Applicant(s). If Guarantor does not sign the "Lease Guaranty Agreement" in the presence of Landlord, a licensed notary must notarize such agreement.
9. Applicant(s) must agree that only those persons named in the Application to Lease and/or in Landlord's Lease Agreement and who are approved for occupancy shall be allowed to reside within the apartment rented at any time. All adult occupants of the apartment must be listed on the Lease Agreement as responsible tenants.
10. The limitations imposed for occupancy for each type of apartment at Hampton Plaza are:
 - A. One Bedroom Apartment – Up to two (2) occupants
 - B. Two Bedroom Apartment – Up to four (4) occupants
11. PETS: CATS ONLY are allowed to reside in the apartment for an additional security deposit of \$100.00. Applicant(s) will be given a Pet Application to be filled out upon being accepted.
12. If accepted, Applicant(s) shall be responsible to purchase at Applicant(s) sole expense upon occupancy, a renter's home owner's insurance policy, to safeguard and protect Applicant(s) against loss by reason of personal liability (bodily injury and property damage) with a combined, single coverage limit minimum of at least \$100,000 per occurrence and further to insure the property which the proposed premises are a part of the benefits of perils occurring during the entire term of the Lease and any extensions or renewals thereof. Shall Applicant(s) become a tenant of the property and fail to obtain such insurance coverage, Applicant(s) acknowledges and agrees that they shall be self-insured against all loss or damage to their personal belongings and for any liability for bodily injury and/or property for which they are responsible and for which such loss or liability, they would have been insured against under the renter's homeowner's insurance policy required thereunder had same been obtained. Applicant(s) further agrees, if accepted, to indemnify, protect, and save Landlord harmless, against all liability, damages, and/or expenses of claims incurred by Landlord as a result of death or injury to persons, or damage to property (including the leased premises of which it is a part) where the lease agreement required Tenant to procure and maintain insurance coverage which if obtained would have protected Applicant(s) against such liability, damage, expense

and/or other loss resulting from such claims including the cost to defend same and Applicant(s) failed to obtain and maintain same.

13. With submission of an application, each Applicant must tender a non-refundable fee of \$30.00 per person or \$50.00 per married couple to Landlord to defray the cost of verifying the information contained in the application. If the application is accepted and apartment of the type desired is available or will be available by the intended move-in date, Applicant(s) must tender an earnest money deposit of \$50.00 to be applied toward the required security deposit, and sign Landlord's Lease Agreement within seven (7) days of Landlord's mailing to Applicant(s) notification of acceptance, or notifying orally. If Applicant(s) fail to sign Landlord's Lease Agreement as stipulated herein, unless mutual arrangements have been made to the contrary, Landlord may cancel Applicant(s) lease application and any rights thereunder, but, Applicant(s) shall remain liable for all damages incurred by Landlord as a result of Applicant(s) failure to execute said Lease.