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 valid driver's license or other photo identification in order to view the community. Other acceptable forms of identification are: Valid state issued ID card, valid Military ID card or a valid Passport.

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.

Qualifying Standards

Rental History: 2 years of rental/resident history will be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

Credit History: An unsatisfactory RegistrySCOREX™ can disqualify an applicant from renting an apartment home at this community. If an applicant is rejected, the applicant will be given the name, address and telephone number of the credit-reporting agency that provided the credit report (but not be told the content of the credit report). An applicant that is rejected is encouraged to obtain a copy of the credit report from the credit-reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.

Income: All applicants will be required to produce written verification of income. Acceptable income verification required may include 2 current pay stubs, a notarized letter from the employer, the most recent W2, or proof of assets. Self-employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.

Criminal Background Check: A criminal background check may be used as part of the qualifying criteria at this community. An applicant will automatically be denied in the event they have ever been listed on a registry of sexual offenders or convicted, plead guilty or "no contest" or had an adjudication withheld to a:

- Felony
- Sexual Offense
- Drug-related Criminal Offense

Evaluation
AIMCO evaluates the above information with a scoring method that weighs the indicators of future rent payment performance. For further explanation of this type of method, please refer to "Credit Scoring and your Application to Rent an Apartment".

Co-signers
In the event a co-signer is required, he/she must complete an *Application for Residency*, meet all of the Resident Selection Criteria and sign the *Guarantor Addendum*. The co-signer will be fully responsible for the *Lease Agreement* if the occupying resident(s) default.

_____ /_____ _____/_____
Applicant Signature Date Management Representative Signature