SOUTHHAMPTON MANAGEMENT INC
QUALIFICATION ACKNOWLEDGEMENT

Southhampton Management, Inc. and this community comply with all federal, state, and local regulations regarding fair housing for all applicants and residents. This property will not discriminate against any person based on race, color, religion, sex, national origin, familial status, handicap, or any other protected class in the jurisdiction in which the property is located.

OCCUPANCY STANDARD

We permit two (2) persons per bedroom (plus an additional person 17 years of age or less). For the purpose of this policy a studio apartment shall be considered the same as a one bedroom. If at any time during the lease term personal circumstances change which cause the occupancy standards to be exceeded, then leaseholder(s)/residents must comply with the following:

1.) Move to an available apartment at the end of the lease term with more bedrooms, at the current rental rate and must income qualify as outlined below; or

2.) Vacate the premises at the end of the lease term by giving the required notice per the lease contract.

AGE REQUIREMENTS

All applicants must be at least 18 years of age, unless deemed to be an adult under applicable law, and are required to complete an application and meet all qualifying criteria. Each person 18 years or older will be listed as a responsible party and will be required to sign the lease contract.

CREDIT HISTORY

Credit history is one of the most important elements to qualifying prospects. An unsatisfactory credit history can disqualify an applicant from renting an apartment at the community. An unsatisfactory credit history is one that reflects past or current bad debts, late payments, unpaid bills, liens, landlord debt, judgments and/or bankruptcies. Applicants that fall short of our credit requirements or do not have established credit may be required to pay a qualifying deposit to secure the apartment home. If the applicant is required to pay a qualifying deposit, payment must be made within 48 hours of notification. **CPN numbers in lieu of a social security number are not permitted.**

RENTAL HISTORY

Good current and previous rental history and/or proof of home ownership will be verified using available resources. Associated addresses listed on the application or provided by the third-party screening company are subject to review and verification. Applicants with more than two (2) late and/or NSF payments in a twelve (12) month history, evictions, community disturbances, damages, or outstanding obligations to a landlord will not be allowed.

By signing the AUTHORIZATION section of the rental application, you are giving the community management permission to collect all previous rental history of all applicants.

SNAPPT

To safeguard against fraudulent activity, our communities utilize SNAPPT, which is a third-party verification service that verifies and authenticates the financial documents uploaded. Whether it's a payroll U.S. pay stubs or a U.S. bank statement, when these documents are uploaded to SNAPPT's server, SNAPPT will confirm that they have not been edited or altered in any way. If SNAPPT deems that either or any of these documents are edited or crafted, the application is declined.

- Once the application has been submitted, you will receive an email with further instructions. You will then be prompted to upload the U.S. pay stubs or U.S. bank statements to SNAPPT within 48 hours of applying, or your application is subject to cancellation.
- The U.S. pay stubs, or U.S. bank statements presented for income verification must be original and in digital format. SNAPPT will authenticate either of these documents to identify if either of them has been edited or crafted.

INCOME QUALIFICATION

Gainfully Employed

- Applicants must be gainfully employed and provide evidence of a gross monthly income of no less than three (3) times the market rent.
- Applicants must upload one month's worth of pay stubs from their current employer. If paystubs are not available applicant must upload two recent U.S. bank statements identifying payroll deposits. The employer's name must match the application.
- For applicants who are newly employed or those with future employment changes, a fully executed offer letter on company letterhead will be considered. Additional verification with the HR department will be required for your offer letter to be considered as a form of income qualification.

Unemployed or Self-employed

- Two recent U.S. bank statements are required and can serve as income verification if the applicant is unemployed or self-employed. The U.S. bank statement must reflect a current balance that support the annual rent obligation for the lease (3 times the monthly market rent multiplied by the length of lease). If the required balance is not sufficient to fulfill the annual income requirement, the applicant can submit the most recently filed tax return or other financial documents for consideration.
- If an applicant receives income from a cash deposit shown on a bank statement, a tax return will be required.

Other Acceptable Forms of Income

- Other income such as alimony, child support, social security, disability, retirement pension, trust fund, or other will require a current statement from the issuing agency and (2) two current bank statements. The bank statements must display the direct deposit from the agency listed on the application.

CHECK WRITING

A negative verification of check writing authorization or checks will not be accepted. Applicants will be required to pay all future monies (for example, deposits, fees, and rent) by certified funds only.

IDENTIFICATION

We use CheckpointID, a third-party ID verification software to provide real-time identity authentication. Any guest 18 years of age or older must present a current, valid government-issued photo ID including driver's license (U.S., Mexico, Canada) or passport (U.S. and international) to tour the property.

Prospective residents may not tour and apply with a temporary or paper copy ID. A valid, government-issued photo ID will be verified with Checkpoint ID and is required to apply and execute a Lease Agreement at this community. A rental application will not be processed with a temporary ID.

All applicants are required to show a current valid government issued photo identification and provide SSN prior to the rental application being processed. A name match to your SSN provided will be performed. Applicants who fail the SSN analysis will be required to show documentation from the Social Security Administration. CPN numbers in lieu of a social security number are not permitted.

Applicants that are non-U.S. Citizens must complete a Supplemental Rental Application for Non-U.S. Citizens and provide applicable documentation and photo identification.

To maintain the integrity of our application and lease process, we will conduct ID verification at multiple stages to prevent fraudulent activities. This is a necessary security measure that must be completed before releasing keys during move-in, guaranteeing they are only given to the lease holder. Prior to move-in, a final verification and validation of your identification card, driver's license, or government-issued ID will be performed without exception.

CRIMINAL

A criminal background check will be performed on all applicants 18 years of age and older.

1. Applicants will be denied if convicted of offenses listed under Section 42A.054 of the Texas Code of Criminal Procedure including the following offenses:

- Murder
- Capital Murder
- Indecency with child by contact
- Aggrevated kidnapping
- Aggravated sexual assault
- Aggravated robbery
- Sexual assault
- Sexual performance by a child
- Compelling prostitution
- Trafficking of persons

- An offense under Chapter 481 of the Texas Health and Safety Code, for which punishment is increased under: Section 481.140 of the Texas Health and Safety Code; or Section 481.134(c), (d), (e), or (f) of the Texas Health and Safety Code, if it is shown that the offender has been previously convicted of an offense for which punishment was increased under the aforementioned subsections.
- Injury to a child, elderly individual, or disabled individual, if the offense is punishable as a felony of the first degree and the victim of the offense is a child.
- An offense under Section 15.03 of the Texas Penal Code, if the offense is punishable as a felony of the first degree.
- Burglary, if the offense is punishable under Section 30.02(d) of the Texas Penal Code and the actor committed the offense with the intent to commit a felony under Section 21.02, 21.11, 22.011, 22.021, or 25.02 of the Texas Penal Code
- Any offense where the offender used or exhibited a deadly weapon during the commission of a felony offense or during immediate flight therefrom.

2. Applicant(s) will be denied if receiving a reportable conviction or adjudication, as defined by Article 62.001 of the Texas Code of Criminal Procedure which requires offenders to be registered as a sex offender.
3. Applicant(s) will be denied if convicted of the illegal manufacture or distribution of a controlled substance as defined in Section 102 of the Controlled Substances Act.
4. Applicant(s) will be denied if convicted or subject to deferred adjudication for a felony not listed above if the incarceration, probation, or deferred adjudication period was completed within 10 years from the date of application.
5. Applicant(s) will be denied if convicted or subject to deferred adjudication for a Class A misdemeanor if the incarceration, probation, or deferred adjudication period was completed within 5 years from the date of application.

All applicants may not have been convicted of or received deferred adjudication for a misdemeanor offense involving violent crime, crimes against persons or property, or sex-related crimes in the past 5 years. Convictions over 5 years (otherwise to those stated above) will be reviewed and considered at the sole discretion of management.

This requirement does not constitute a guarantee or representation that residents or occupants have not been convicted of a felony or misdemeanor or are subject to deferred adjudication for such offenses; our ability to verify this information is limited to the information made available to us by the credit reporting services used.

GUARANTOR

A guarantor is only considered for applicants who have undergone the complete screening process and are not qualified due to insufficient income. A guarantor is required to have verifiable income and have a monthly income in the amount of 5 (five) times the market rent, in addition to meeting all credit qualifications as stated in this acknowledgement.

APPLICATION FEES | DEPOSITS

An application fee is required for each applicant 18 years of age or older. All application fees and administrative fees are non-refundable once the Application has been submitted for processing. In addition to the application fees, an application deposit is required. The application deposit is not a security deposit and will be refunded, retained, or applied toward the required security deposit in accordance with the Application Agreement and Lease terms.

OCCUPANTS

All persons under the age of 17 who are not signing the lease must be listed as authorized occupants on the application and Lease Agreement.

CORPORATE APPLICATIONS

Corporate company applications require the following:

A Corporate application fee is $100. See a member of management for the specific application form. All residents who will live in the apartment and are 18 years of age and older must each pay the occupant application fee of $30, fill out a separate application, and provide identification as outlined in the Identification section above.

Corporate relocation companies or business entity must present a certified letter, which lists all corporate officers who are authorized to execute Lease Agreements. An authorized officer must be appointed and must execute the Lease Agreement and the Corporate Lease Rider on behalf of the company. The lease agreement and Corporate Lease Rider will reflect not only the appointed officer's name but will also list the corporate company as a lease holder. The appointed officer is required to execute all community addenda. Occupants will be listed under the occupant section.

RESIDENT TRANSFERS

Current residents transferring on-site must execute a resident transfer agreement and complete a new application. Their current apartment must be in good condition and a walkthrough of the apartment will be completed by management prior to approval of the transfer. Residents must be in good standing (defined by satisfactory payment history, no NSF checks, no past due amounts, and no incident reports for lease violations, etc.). If the transferring resident wishes to transfer to a more expensive apartment, the new income qualification must be met by providing updated proof of income.

Please see the community management for its specific onsite transfer agreement policy; further stipulations may apply.

ADDITIONAL INFORMATION

Management reserves the right to request a qualifying deposit warranted by your overall credit and/or previous rental history and/or home ownership record.

Any falsification of information on the application automatically disqualifies the applicant.

Roommates and co-applicants: Each is fully responsible for the rental payment, and all must complete a separate rental application, pay the application fee, and execute the lease.

Some communities have been designated as smoke-free and/or have designated smoke free areas. Please refer to your community for specific policy. Some communities may have social spaces available for private use. Please see a member of management for your community specific availability and fees.

When making an online payment, it is required that the name on the credit card, ACH, check, or certified funds matches that of the lease holder.

We do not accept pre-payment for the full lease. Cash is not accepted and all payments are to be made online via the resident portal.

ANIMAL POLICY

All pets, maximum of two (2) per apartment, will require an additional deposit and a one-time non-refundable pet fee. Pet rent may also be charged. All pet fees and deposits must be paid prior to move in. Please see a member of management for these amounts. Pets must meet the property requirements and be approved by management.

Breed Restrictions apply to the following breeds, but not limited to: Chows, Rottweilers, Pit Bulls (American Staffordshire Terriers), Mastiffs (all breeds), Dobermans, German Shepherds, Akitas, Irish Wolf Hounds, American Bulldogs, Great Danes, American Bully, Cane Corso or any breed, hybrid breed, or other animal which includes a mix of any breed prohibited by this policy. You must disclose the breed of your animal(s) prior to initializing the application process. Breed, size, weight, number requirements, fee and deposit requirements do not apply to qualified assistance animals.

CANCELLATION

If the applicant party finds it necessary to withdraw their application or notify us that they have changed their mind for any reason about renting the dwelling unit, we will be entitled to retain all deposits, application and administrative amounts previously paid as liquidated damages. The parties will then have no further obligation to each other.

SECURITY POLICIES

We are concerned about your safety, but we cannot provide it or guarantee it. As you can appreciate, no one can ensure your safety but you. You will find that many aspects of our property help deter crime events; however, no security system, patrol, or electronic security device can prevent crime. Do not rely upon any measures we take or features of the property for your security. Living in a large metropolitan city, crime will occur in neighborhoods, as well as apartments. If you would like to be informed as to the crime statistics in this property's geographic area, you may contact the local police department.

RENTERS INSURANCE

Proof of Liability Insurance is required prior to receiving keys and must be maintained during residency. The minimum requirement for a liability policy is $100,000 and the property name must be listed as an additional insured on the policy. Resident agrees to maintain, at resident's expense, during the term of the lease and any subsequent renewal periods, a personal liability policy satisfying such requirements. If the resident fails to maintain liability coverage or provide the property with proof of coverage, the resident will be in default of their lease and will be subject to the applicable lease violation fee. We strongly encourage an additional policy for your personal property.

OPEN CARRY POLICY

Our community has adopted a policy prohibiting anyone, to the fullest extent allowed by law, from entering our community while carrying a firearm in an open manner. We are not restricting the carrying of concealed handguns, nor are we prohibiting residents from having firearms in their units or lawfully possessing, carrying, or storing firearms or ammunition in units or vehicles or transporting them between their units and their vehicles. Our policy is that, to the extent allowed by applicable law, no individual may enter any part of our property with a firearm that is carried openly.

PRIVACY POLICY

We are dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. 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.

How information is collected: You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

How and when information is used: We may use this information in the process of verifying statements made on your rental application, such as your rental, credit, and employment history. 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.

How the information is protected and who has access: In 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.

How the information is disposed of: After we no longer need your Social Security or other governmental identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

LOCATOR SERVICES

If you found us through a locator service or realtor, please be aware that locator services are independent contractors and are not our employees. It is your responsibility to notify your locator/realtor of our company policy as it relates to the payment of the referral fee.

For an invoice to be considered for payment, the following conditions must be met:

1.) The referring agent's name and company must be provided in writing upon initial contact with the property (documented via digital guest card);
2.) The referring agent must be approved in writing by the Owner.
3.) You must be in good standing (without any monetary or nonmonetary defaults of the Lease) for the period of residency prior to the Owner's payment of any referral fee, which period must not be less than the first 30 days of the term of the Lease; and
4.) Referral invoices must be received within 60 days of move-in. Failure to meet these requirements will disqualify your agent from our referral program. Corporate leases are not eligible for locator referrals. Licensed applicants cannot self-refer and are not eligible to receive commissions from our referral program.
5.) We require copies of the broker's and referring agent's licenses to process a commission invoice for locator services.

CONSTRUCTION ACKNOWLEDGEMENT

WHERE APPLICABLE:

The prospective Resident acknowledges that the Project is currently under construction and that the Unit is scheduled for completion on the date quoted through our website or by the onsite staff at the time of leasing. The construction may be subject to an extension of fourteen (14) days from such scheduled completion date for any unforeseen construction delays or other matters beyond the reasonable control of the Owner or its contractor. In the event the unit is not completed for the prospective Resident's occupancy by fourteen (14) days after the original scheduled completion date as denoted above, the prospective Resident may, at its discretion, elect to exercise one of the following options:

1) Wait until the Unit is completed for occupancy; or
2) Accept an alternative unit (at the alternative unit's current market rental rate) at the Project, if available; or
3) Request a refund of the Application Deposit.

In the event that the prospective Resident elects to exercise either option 1 or 2 above, the Application Deposit will be retained in accordance with the terms and provisions of the lease agreement subsequently entered into by and between the parties hereto. In the event that the prospective Resident elects to exercise option 3 above, the Application Deposit will be returned to the prospective Resident in accordance with the applicable laws in the state in which the Project is situated, and neither the prospective Resident nor the Property will have any further obligations hereunder; however, in no event shall the Application Fee be refunded to the prospective Resident.

Within 72 hours following receipt of notification from the Manager that the Unit will not be available for occupancy by the Target Completion Date, the Prospective Resident must notify the Manager in writing as to which option the prospective Resident has elected to exercise. Failure to provide Manager with written notice of the Prospective Resident's election within such 72-hour period shall be deemed the Prospective Resident's election of option 1 above.

The Prospective Resident's right to take occupancy of the Unit or an alternative unit at the Project is subject to approval by the Manager of the rental application and execution of a lease agreement and related addenda by the Prospective Resident. If the rental application is not approved or after having been approved, the prospective Resident fails or refuses to execute a lease agreement, the Security Deposit may or may not be refunded to the prospective Resident, but the Application Fee shall be deemed earned and retained by the Manager.

The Prospective Resident has read the above acknowledgment and understands and agrees to the terms hereof.

DISCLAIMER

Management does not guarantee, warrant, or represent that all residents and occupants meet the above criteria due to the length of residency in comparison to when criteria was implemented or amended. Additionally, our ability to verify the information provided by an applicant is limited to the information made available to us by our third-party screening company.

Resident Verify is our third-party screening company which evaluates all applicants against the qualifying policies as listed above. This company uses a risk assessment model that evaluates potential risk, criminal history, credit, and rental history to produce a rental risk score.

Should your application be declined, you can contact Resident Verify consumer relations directly at 866-698-0661 to request a full copy of your consumer report. Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance.

Your rental score results from a mathematical analysis of information found in your credit report, application data, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, prior rental history, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion as factors.

By submitting this application, Applicant(s) hereby consents to Southhampton Management sharing Applicant's nonpublic personal information (as defined by the Gramm Leach Bliley Act, 15 U.S.C. §6802(e) with Resident Verify, LLC and Precise ID (collectively, "Vendors") for the purpose of Southhampton Management receiving an identity verification product in connection with my application, and for the Vendors' use in the preparation of similar reports.

The Federal Fair Credit Reporting Act (FCRA) requires that you be notified when information in a consumer file leads to an unfavorable response to your rental application based on the gathered information. You have the right to access this information and dispute any inaccurate entries. The FCRA requires that Resident Verify and any other sources provide you with a free copy of your consumer report. Your consumer report will only be provided if you request a copy within 60 days by following the instructions on the Adverse Action Letter.

I understand and accept these qualifying standards and have truthfully answered all questions. Furthermore, I understand that falsification of the rental application information will lead to denial of the application.

Digital Signature of Applicant below: