



LEGEND MANAGEMENT GROUP, L.L.C.

Qualification Standards For Prospective Residents

Equal Housing

We do business in accordance with the Fair Housing Act. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, or any other basis protected by applicable state or local fair housing laws.

Applications

Each prospective resident that is 18 years or older must complete an application. Applications are completed in full; applications containing untrue, incorrect or misleading information will be declined.

NOTE: The following **MUST** accompany **ALL** applications:

1. Two (2) most recent and original pay stubs, or Leave and Earnings Statement, or Offer letter on company letterhead, in the case of new or pending employment.
2. Present applicant's driver's license, age of majority card or military I.D.
3. Proof of valid Social Security number, or all applicants in the United States on a work VISA or adjoining VISA must provide a copy of the VISA.

Credit History

Legend Management Group uses a statistically sound credit scoring system called SafeRent 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, rental history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, SafeRent compares this information to the credit performance of other applicants with similar profiles, which allows them to predict how likely it is that you fulfill your lease obligations. An acceptable score from SafeRent is required for application approval. A score rated "accept with conditions" will require a deposit equal to two months rent paid in certified funds.

Criminal Background

Legend Management Group uses a statistically sound credit scoring system called SafeRent to evaluate your criminal background. Grounds for denial of an applicant or occupant may include but are not limited to, any felony conviction or arrest record. We do not lease to applicants with certain misdemeanor arrests and convictions.

Residency History

We require the two most recent and consecutive years of resident history. This resident history must reflect prompt payment history and compliance with community policies.

Employment History

Recent employment must be verified, and the applicant must be employed and in good standing. Self-employed applicants must provide a valid business license, the most current annual tax return (submission of W-2s only is not sufficient) and/or a statement from your CPA, or attorney, on letterhead indicating the amount of annual income expected. Retired applicants must provide documentation regarding source of income, i.e., Social Security, pension and/or savings. Copies of these documents will be maintained in the Leasing Office.

Income Requirements

Combined gross monthly income from no more than two applicants must meet or exceed the income listed on the current price sheet. Retired applicants must have sufficient income and/or savings to meet the qualifying income requirement. Legal documentation must be submitted to support any other sources of additional income you wish us to consider, including the following:

Alimony

**Dividends
Interest**

**Military Housing Allowances
Retirement Income**

Child Support

Occupancy Guidelines

One Bedroom — (2) Occupants, maximum 3

Two Bedroom — (4) Occupants, maximum 5

Three Bedroom — (6) Occupants, maximum 7

*** Note: Lofts are not considered bedrooms**

Roommates

Each leaseholder is jointly and severally (fully) responsible for the entire rental payment and must sign the lease agreement. Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

Supporting Documentation

The completed application and supporting documentation must be received within 3 business days of the date of the reservation of the apartment.

CO-APPLICANT FOR RESIDENCY

Full Legal Name: _____
(Please Print) Last First Middle

Home Phone _____ Cell Phone # _____

Driver's License # _____ State Issued _____ Email Address _____

Vehicle Make/Model _____ License Plate # _____

Applicant

Present Address _____
Street Apt# City State Zip

From ___/___/___ To ___/___/___ Fax # _____

Rent _____ Landlord/Mortgage Co. _____ Phone # _____

Own _____ Address _____ Mo. Payment _____

Previous Address _____
Street Apt# City State Zip

From ___/___/___ To ___/___/___ Fax# _____

Rent _____ Landlord/Mortgage Co. _____ Phone# _____

Own _____ Address _____ Mo. Payment _____

Employed From ___/___/___ To ___/___/___ **VERIFIED BY:** _____

Employed By: _____

Employer's Address: _____
Street Apt# City State Zip

Local Business Phone _____ Employment Verification Phone _____

Local Fax Number _____ Supervisor or H.R. Contact _____

Position _____ Gross Annual Income _____

Employed From ___/___/___ To ___/___/___

Previously Employed By: _____

Employer's Address: _____
Street Apt# City State Zip

Local Business Phone _____ Employment Verification Phone _____

Local Fax Number _____ Supervisor or H.R. Contact _____

Position _____ Gross Annual Income _____

VERIFIED BY: _____

Other Income:

	Gross Annual Amount	Name of Bank
Child support, Alimony	_____	_____
Etc.	_____	_____

Emergency Contact:

Name	Street	City	State	Zip	Phone	Relationship
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

Pet: Breed _____ Weight _____ Height _____ **Note:** Keeping of pet requires consent of management, payment of applicable fees/deposit, and execution of Pet Addendum.

I hereby deposit \$ _____ with Management as a good faith deposit in connection with this rental application. If my application is accepted I understand this deposit can be applied towards my Security Deposit of \$ _____, my Non-Refundable/Amenity Fee of \$ _____ and my Administrative Fee of \$ _____ (non-refundable). If Management accepts my application, I agree to execute the lease agreement on or before the occupancy dates set out on reservation agreement. I acknowledge that my application will be deemed withdrawn and I will not be entitled to possession of the apartment if I fail to so execute and deliver the lease agreement. If for any reason Management decides to decline my application, then Management will refund this good faith deposit to me in full. I understand the Administrative Fee of \$ _____ is non-refundable.

I understand I may cancel this application within twenty-four (24) hours and receive a full refund of this good faith deposit. If I cancel after twenty-four (24) hours, or fail to execute the lease agreement or refuse to occupy the premises on the agreed-upon date, I understand this deposit will be fully forfeited by me for incurred expenses and loss of rent due to my cancellation.

I acknowledge that this application is subject to the review and approval of Management and I understand Management has the sole discretion to decide if I can rent this apartment. I acknowledge the receipt of the attached Qualifying Standards. I authorize Management to confirm the information listed in this application and to make any inquires about me of any of the references listed in my application, my employer and any credit reporting agencies to verify that I meet the Qualifying Standards of Legend Management. The applicant represents that all of the above statements are true and correct.

Applicant's Signature and Date _____ Co-Applicant's Signature and Date _____

Management Representative Signature and Date _____

I.D. Verified Date _____ Initials _____



LEGEND MANAGEMENT GROUP

APPLICATION FOR RESIDENCY

Community: _____

Date: ____/____/____

Full Legal Name: _____
(Please Print) Last First Middle
 Home Phone _____ Cell Phone # _____
 Driver's License # _____ State Issued _____ Email Address _____
 Vehicle Make/Model _____ License Plate # _____

APPLICANTS, CO-APPLICANTS AND OCCUPANTS

Full Legal Name	Relationship	Date of Birth	Sex	Marital Status	Social Security Number
	(Self)				

Applicant

Present Address _____
Street Apt# City State Zip
 From ____/____/____ To ____/____/____ Fax# _____
 Rent _____ Landlord/Mortgage Co. _____ Phone# _____
 Own _____ Address _____ Mo. Payment _____

Previous Address _____
Street Apt# City State Zip
 From ____/____/____ To ____/____/____ Phone# _____
 Rent _____ Landlord/Mortgage Co. _____ Fax# _____
 Own _____ Address _____ Mo. Payment _____

Employed From ____/____/____ To ____/____/____ VERIFIED BY: _____

Employed By: _____
 Employer's Address: _____
Street Apt# City State Zip
 Local Business Phone _____ Employment Verification Phone _____
 Local Fax Number _____ Supervisor or H.R. Contact _____
 Position _____ Gross Annual Income \$ _____

Employed From ____/____/____ To ____/____/____

Previously Employed By: _____
 Employee's Address: _____
Street Apt# City State Zip
 Local Business Phone _____ Employment Verification Phone _____
 Local Fax Number _____ Supervisor _____
 Position _____ Gross Annual Income \$ _____

VERIFIED BY: _____

Other Income: _____ Gross Annual Amount _____ Name of Bank _____
 Child Support, Alimony _____
 Etc., _____

Legend Management Group uses criminal background screening on all applicants.

Emergency Contact: _____
Name Street City State Zip Phone Relationship

I.D. Verified Date _____ **Initials** _____