

**The Marquis by Tampa Bay Apartments**  
Rental Application Criteria  
Effective August 2004

Welcome to our community. In order to reside in our community, we require each applicant and each adult occupant to meet certain rental criteria. Before you complete a Rental Application, we encourage you to review these requirements to determine if you are eligible.

Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect, therefore, our ability-to verify whether these requirements are met is limited to the information we receive from various resident reporting services.

All applicants age 18 and older must complete a separate rental application. Married couples may submit a joint application.

The Marquis by Tampa Bay Apartments utilizes a credit scoring system that incorporates a statistical model comparing information on your credit profile, such as bill- paying history, the number and types of accounts, late payments, collection actions, outstanding debt, reported rental history, and the age of accounts, to the credit performance of consumers with similar profiles. (A credit-scoring model only uses information on the applicant that pertains to credit; it does not use certain characteristics like - - race, color, religion, sex national origin, handicap, or familial status in it's calculation.) The scoring system awards points for each factor and considers income, monthly rent, and overall credit history to evaluate how creditworthy you are. If there is limited credit history available, items A & B below will be used to evaluate your application and additional deposits from one months rent may be required.

Items A thru J apply to the resident(s) responsibility for paying the rent under the Apartment lease. Items B-3 & E applies to all adult applicants.

- A. Income – Verification may include original pay stubs, written verification from income sources, bank statements from accounts, tax returns, etc. Combined income must equal two and a half times the rent.
- B. Rental History – (1) Two (2) years satisfactory rental history or proof of home ownership may be verified for each applicant. Satisfactory history is defined as no more than one (1) late payment, no more than one (1) returned check within a six (6) month period. (2) The resident must have given adequate notice to vacate. (3) There must be no outstanding financial obligations to the landlord. The previous landlord must state that they would be willing to re-rent to the applicant.

If a first time renter, The Marquis by Tampa Bay Apartments may require a deposit equal to one month's rent and/ or a lease contract guarantor.

- C. Occupancy Guidelines – All residents and all occupants must be listed on the lease contract. No more than (2) occupants per bedroom except for those qualifying as a family.

A family may occupy an apartment if the family does not exceed two persons per bedroom plus a child who is less than six months old and who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than six months old at the time of rental application or lease renewal and whose newborn has reached six months of age during the lease term will be required to

transfer to another available apartment with more bedrooms within 90 days or the end of the lease term, whichever is later date.

For the purpose of this occupancy policy a "family" shall consist of the following persons: one or more individuals (who have not attained the age of 18 years) being domiciled with: (1) a parent or other person having legal custody of such individual or individuals; or (2) the designee of such parent or other person having such custody, with the written permission of such parent or other person. The term "family" shall also apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

- D. Criminal History – All occupants over the age of 18 will be checked for criminal history. Criminal records must contain no convictions for felonies within the past seven years and no sexual offences ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.
- E. Lease Guarantors must submit a rental application, a lease contract guarantee and meet all rental criteria.
- F. Animals- Only dogs and cats are permitted within the following guidelines:
  - A pet addendum has been executed
  - Animals must weigh less than 70 pounds when fully grown.
  - No exotic animals, rabbits or ferrets are allowed, only birds in cages and fish in aquariums.
  - The additional animal deposit must be paid in full upon time of move-in.
  - Property management reserves the right to reject certain breeds of dogs deemed aggressive such as, but not limited to: Pitbulls, Rottweilers, Dobermans, Mastiffs and Akitas.
  - No more than 2 animals per apartment.
  - Pay a pet fee of \$200 and a pet deposit of \$200 for pets under 35 pounds; pets over 35 pounds require a \$300 pet fee and a \$200 pet deposit.
  - Animals used as disability assistance are not considered as animals under this policy.
- G. False Information – Any falsification of information on the application will automatically disqualify the application and all deposits and application monies will be forfeited.
- H. Cancellation of application – If the applicant finds it necessary to cancel a move-in, the administration fee will be refunded provided the cancellation takes place within seventy-two (72) hours after submitting an application, regardless of approval status.
- I. Application approval process – The approval process will begin when we have received completed applications from all applicants and occupants. The three outcomes from the approval process are accepted, conditional acceptance is recommended. If you are denied credit, the equal credit opportunity act requires that the creditor give you a notice that tells you the specific reasons your application was rejected or the fact that you have the right to learn the reasons if you ask within 60 days. If a creditor says you were denied credit because you are too near your credit limits on your charge cards or you have too many credit card accounts, you may want to reapply after paying down your balances or closing some of your accounts. If you are denied credit because of information from a credit report, the fair credit-reporting act requires the creditor to give you the name, address and phone number of the credit-reporting agency that supplies the information. You should contact that agency to find out what your report said.

This company and this community do not discriminate on the basis of race, color religion, sex, national origin, handicap, or familial status. The undersigned applicant(s) and co-signer(s) hereby consent to allow The Marquis by Tampa Bay Apartments, itself or through its designed agents and it's employees, to obtain a consumer report and criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment to me/us. We also agree and

understand that owner and it's agents and employees may obtain additional consumer reports or criminal record reports were requested and the names and addresses of any consumer-reporting agency that provide such reports.

I have read and understand the Rental Application Criteria.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Marquis Representative

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date