



BLACKBERRY RIDGE PROPERTIES LLC.

Application fee is \$100.00 per applicant over 18 years of age. The application fee must be paid at the time an apartment is available in order to process the application.

Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the apartment type requested. "Available" apartments include those for which we have notice that an existing resident intends to vacate on or about a certain date. Circumstances not necessarily under managements control may delay the date of availability of an apartment which management may believe would be ready for a new resident. Whether an apartment is available can vary significantly within several hours or days.

To be considered for approval, all adults must fully complete a rental application. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy the apartment. All applicants must be 18 years or older.

All applications are subject to approval through an outside application processing agency. Approval/Denial is based and review of the following criteria:

Applicants must provide proof of verifiable gross household monthly income. Total rent payment per month cannot be more than 25% of the applicants' combined gross monthly income. The verified income would be required to be a consistent and stable income each month. Blackberry Ridge Estates also reviews the debt to ratio.

Credit score of 650 or higher. Any bankruptcy must be discharged 3 years and establish new credit.

An email account per person is required in order to process credit check and background through and outside application processing agency.

Employment: Applicant must be employed for six months at same employment and provide proof of income. Each applicant must provide written proof of income such as check stubs (three most recent required), most recent year's tax return and 3 most recent bank statements within 72 hours of completing an application. Attending school will be accepted as an alternative to being employed, but applicant must still meet criteria with regards to income and credit.

Applicant must have one-year rental history and/or mortgage history. The rental history or mortgage history would have to be verified. Any applicant showing a rental debt or eviction will automatically be declined.

A criminal background check will be conducted for each applicant and occupants aged 18 years or older. A conviction for the illegal manufacture or distribution of a controlled substance is cause for an automatic denial of an application by the Landlord. Criminal convictions relating to violent acts, crimes of dishonesty or breach of trust, or matters of similar nature or severity, may be cause for denial of an application. In addition to the nature and severity of the conviction, the Landlord will consider factors including, without limitation, the amount of time that has passed since the relevant conviction and whether such conviction could reasonably be deemed to be indicative of a potential risk to safety and/or property.

We do not accept co-signers for apartment.

Pets: We require a pet fee of \$300.00 per pet. Two pet limit. We do not allow aggressive breeds. Weight limits 20 pounds at full growth. No exceptions. Pets must be kept on lease when outside and no dog pens on outside of apartment. No visiting pets allowed.

Smoking: No smoking allowed in apartment or garage.

Final decisions on all applications are based on standard criteria set by the Landlord, including rental and credit history, ability to pay rent and background check results.

Occupancy: Two bedroom 4 occupants

Applicant Signature/Date

Applicant's Signature/Date

Management's Signature/Date