

RESIDENT SELECTION CRITERIA

(Please read before completing your application)

In signing the application and submitting your application charge, you are giving us the right to research the information you have given us.

- We may check your RESIDENCY HISTORY for two years previous.
- We may check your EMPLOYMENT HISTORY for two years previous.
- We may check your CREDIT RATING with the credit bureau.
- We may check your BANK ACCOUNTS for good standing.
- CRIMINAL BACKGROUND checks may be conducted and the findings may prevent the application from being approved.

In order to help us complete your application in a timely manner, we ask that you fill it in as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72-hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until the application is approved by Management.

QUALIFICATIONS

We require that every adult individual who resides in the apartment have an approved application on file.

Section 8 voucher recipients are welcome to apply for residency and will be provided the same consideration for occupancy as any other applicant.

The income required for qualification is based on your verifiable gross income. Your salary must be in line with the following amounts:

- An individual will need 3 times the rental amount.
- Roommates will each need 3 times the rental amount.

The income requirements are guidelines and can be adjusted up or down, based on your individual debt load.

APPROVAL

Applications may be approved even though the following results were found through the background search:

- Most misdemeanors, simple possession of drugs or other controlled substances, fraud, bad checks, vehicular homicide (in most cases) and DUI.

Applications may be denied based upon the following results found through the background search:

- Fair Housing Act, Section 3604 (f)(9) which states an individual's tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Crimes that will most often allow management to deny tenancy are murder, assault, robbery, arson, rape, sale of drugs, sexual predators and offenders.

Please understand that any falsification or omissions deemed deliberate are grounds for immediate disapproval. APPROVAL OF THE APPLICATION IS BASED ON THE SOLE DISCRETION OF THE MANAGEMENT. The Fair Housing Amendments Act of 1988 makes discrimination based on Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin illegal in connection with the rental of most housing. It is the policy of this company to follow the law. If you feel you have been unfairly treated or discriminated against in connection with this application, please contact us immediately! Customer Service Department, HS Glenshire LLC, 3301 Glenshire Drive Balch Springs, TX 75180

HS Management, LLC Occupancy Standards

Two (2) persons per bedroom or two persons plus one minor who is twelve (12) months of age or less. The minor must reside with his parent, guardian, legal custodian, or person applying for that status.

In signing the application, you are aware that if the application is not approved, the application charge of \$40.00 is non-refundable.

In accepting the application, we hereby require certified funds for SECURITY DEPOSITS and other applicable charges.

I hereby consent to allow HS Management, LLC. through its designated agent and its employees, to obtain and verify my credit information including a criminal background search for the purpose of determining whether or not to lease me an apartment. I understand that should I lease an apartment, HS Management, LLC. and its agents shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

Please acknowledge (by signing below) that you have read and understand the foregoing Resident Selection Criteria.

Signature

Date

Signature

Signature

Verified By

Signature

Date