



APPLICANT QUALIFICATION STANDARDS

It is Prime Group's policy to comply with the Fair Housing Act and offer equal housing for all persons.

Park La Brea requires all residents to meet the following applicant qualification standards:

1. All persons leasing an apartment must be of legal age to sign a contract. All occupants 18 years or older will be required to complete an application (even if living with parent or guardian). Each applicant must complete the application in its entirety and all information provided must be true, accurate, and complete, as well as verifiable. A non-refundable applicant screening fee is required per application.

Security Deposits on Approved Credit:

- 1 Bedroom= \$500
 - 2 Bedroom= \$800
 - 3 Bedroom= \$800
 - 4 Bedroom= \$800
2. Qualification is determined using a credit analysis model, which provides data about an applicant in terms of resident history, current rent to income ratio, credit scores as well as a search of public records.
 3. If there are two or more applicants, a joint credit analysis will be processed. Joint reports weigh the combinations of income and risk and will be based on the aggregate score.
 4. Maximum occupancy per apartment: 1 Bedroom: 3 2 Bedrooms: 5 3 Bedrooms: 7
4 Bedrooms: 9
 5. Identification: Each applicant is required to provide a US government issued photo identification card or driver license or any valid government issued passport.
 6. Guarantor acceptance: An applicant may be eligible to be accepted for residency with a guarantor if the applicant has insufficient income or lack of credit. The guarantor must complete an application and submit an application fee for processing and meet all of the qualification standards. Guarantors must have a social security number, and meet full approval. They cannot be conditionally approved. Guarantors must have a residency in the United States. The guarantor must sign the Lease Agreement as a leaseholder. If the guarantor is not present at move-in, the Lease Agreement must be signed and notarized by the Guarantor and must then be received by Park La Brea on or before move-in day in order for the applicant to receive keys. The Security Deposit on an application with a Guarantor will be doubled.
 7. Social Security number: The US Government requires that each citizen and each resident alien acquire a Social Security number. In the event that the applicant is a foreign citizen who is only in the country on a temporary basis, a copy of a valid visa or permit is required to cover the term of the prospective lease agreement. Park La Brea will not enter into lease agreements with applicants who do not have a social security number and/or are not able to legally verify their status in the United States.

8. Additional Deposits: An additional deposit may be required based on the outcome of the credit analysis of the applicants. A security deposit equal to 2 month's rent will be required in the following cases: I-20 applicants, J-1 Status, applicants with less than a 2-year history in the United States, applicants with a 2-year history and a Guarantor in the United States or applicants with less than a 2-year history and a Guarantor in the United States.
9. Qualifying with Savings (Unemployed,retired,etc): Applicants must have maintained an amount equal to rent x 36 months in a financial account for the last 3 months.

THE APPLICANT AGREES TO THE ABOVE GUIDELINES AND FURTHER ACKNOWLEDGES THAT THE APARTMENT COMMUNITY SHALL MATERIALLY RELY ON APPLICANT'S APPLICATION RESPONSES AND THAT ANY MISREPRESENTATIONS, WHETHER AFFIRMATIVE OR THROUGH A FAILURE TO STATE MATERIAL FACTS, SHALL CONSTITUTE BASIS FOR RESCISSION OF A LEASE AGREEMENT. NOTHING IN THIS DOCUMENT SHOULD BE CONSTRUED AS A WAIVER OF ANY RIGHTS AND REMEDIES ON THE PART OF PRIME GROUP. IN ADDITION, APPLICANT ACKNOWLEDGES AND AGREES THAT THE COMMUNITY RESERVES THE RIGHT TO MODIFY ITS APPLICATION AND QUALIFICATION CRITERIA AT WILL AND WITHOUT FURTHER NOTICE.

Applicant Signature

Date

Applicant Signature

Date