

Pebblebend Apartments

4315 Esmond Drive

Odessa, TX 79762

Phone: 432-367-9071 Fax: 432-367-5459

Email: eptpebb@eptmgt.com www.pebblebendapartmenthomes.com

RENTAL QUALIFICATION POLICIES

Income Verification

Monthly gross income must be a minimum of two and a half (2.5) times the monthly rent. Check stubs for proof of income are required for all applicants. Child support payments and/or alimony are considered when court ordered. Income, other than from salary or wages, must be in writing and verifiable from a government agency, company disability, pension fund, or charitable organizations, and may require to be notarized.

Verifiable, full-time students may provide a qualified guarantor as described in the "Student Policy" paragraph below.

Self-employment income must be verified with two years of tax forms or one year of bank statements.

EPT Management uses an expert credit scoring system to evaluate your consumer credit report. Credit scoring is based on real-time data, expert analysis and statistics, so it treats all applicants objectively. Credit scoring will evaluate and analyze your consumer credit report to determine your credit performance. Credit scoring will determine your willingness and ability to maintain and fulfill your lease obligation.

If your application is accepted you will be required to pay the standard or advertised deposit amount. If your application is accepted with conditions you will be required to pay additional deposits, you will also receive an adverse action letter that will clearly state the issues with your credit performance. An unsatisfactory credit history can disqualify an applicant from renting an apartment home at this community.

If an applicant is rejected for poor credit history, the applicant will be given the name, address, and telephone number of the credit reporting agency that provided the credit information, as required by the FCRA. No credit information will be released from management. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report from the credit-reporting agency, correct any erroneous information and resubmit an application to this community.

Low Accept Terms

Accept, provided applicant pays an additional deposit equal to one half (.5) months rent AND has verifiable, positive rental history of six (6) months.

Conditional Terms

Accept, provided applicant pays an additional deposit equal to one (1) months rent AND has verifiable, positive rental history of twelve (12) months.

Refer Terms

Accept, provided applicant pays an additional deposit equal to one (1) months rent AND has verifiable, positive rental history of twelve (12) months. Only verifiable full-time students may provide a qualified guarantor. Student guarantors must make five (5) times the monthly rent and meet the above credit requirements. No other guarantors are allowed.

Visa/Government ID Refer Terms

Qualifying under the terms of the Statement of Rental Policy, applicants from countries other than the United States who do not have a social security number are to be processed manually and may be required to meet the following criteria: Form I-551 Permanent Resident Card; Form I-688 Temporary Resident Card; Form I-94 Arrival / Departure Record or Form I-688A Employment Authorization Card (all of the above forms include photos and fingerprints). A valid passport showing notary seals. Expired passports shall result in an automatic decline.

Decline Terms

Decline; do not proceed with criminal request. Decline unless applicant is a full-time student who provides an approved guarantor as described in the "Student Policy" paragraph.

Rental History Verification

Rental history verification for "Accept" applicant recommendations from Credit Retriever are not required. Six months of verifiable, positive rental history are required for "Low Accept" recommendations from Credit Retriever. Twelve months of verifiable, positive rental history are required for "Conditional" and "Refer" recommendations from Credit Retriever.

Student Policy

Only verifiable full-time students may provide a qualified guarantor. Student guarantors must make five (5) times the monthly rent and meet the above credit requirements. No other guarantors are allowed.

Assets Policy

Accept, provided applicant supplies proof of assets (i.e. bank statements, mutual fund account statements) greater than 2 years rent

Criminal History Policy

Decline if applicant has a felony conviction. Decline if applicant has deferred adjudication for a felony. Decline if applicant has a misdemeanor for a crime against a person. Decline if the applicant is a sex offender.

A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the past 24 months.

The application will be rejected for any of the following reported criminal related reasons that have occurred within the past ten (10) years prior to the application date: Felony conviction, drug related conviction, prostitution related conviction, sex related conviction, misdemeanor conviction involving crime against persons or property, active status on probation or parole resulting from any of the above, and any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication."

No SSN Policy

Decline

False SSN Policy	Decline
SSN Misuse Policy	Applicant must provide identification and documentation from the Social Security Administration that verifies SSN, and then follow Credit Retriever's recommendation and deposit requirements. If applicant is unable to provide proof, decline.
Pet Policy	One pet (dog or cat) per apartment. Pets must weight less than 25 pounds, be at least one year old and be housebroken. A pet deposit of \$150 is required along with a non-refundable pet fee of \$250. A monthly pet rent of \$20.00 will be added to monthly rent. A letter from the pet's veterinarian is required indicating the breed, weight, age, and that all required shots are current. No vicious breeds will be accepted.
Occupancy Policy	Two adults per bedroom. One additional occupant will be allowed in any unit if the additional occupant is less than one year of age at the beginning date of the lease agreement. You will be required t transfer to a larger unit after the additional occupant is one year old and the current lease has expired or reverted to month-to-month status.
Cosigner/Guarantor Policy	Yes. See Students Policy paragraph.
ID Verification	Accept applications in person only.
Other Policies	<p>FAIR HOUSING: We will show, qualify, refer and lease to a prospect in accordance with Federal Fair Housing Laws. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status or disability.</p> <p>AGE: Applicant must be eighteen (18) years of age to sign a lease contract.</p> <p>APPLICATION: Must be completed by each single adult applicant eighteen years of age or older without omissions or falsifications. Married couples must complete one application.</p> <p>LEASE TERM: Six (6) months leases available. Three (3) month leases \$40 extra per month. Month to month \$50 extra per month.</p> <p>DEPOSITS: With "Accept" recommendation from Credit Retriever, deposits are as follows: One bedroom \$75; Two bedroom \$150. If roommates, then each roommate pays their percentage of the total deposit.</p> <p>An additional deposit of one-half (.5) of one months rent is required for "Low Accept" recommendations from Credit Retriever. An additional deposit of one (1) months rent is required for "Conditional" and "Refer" recommendations from Credit Retriever.</p> <p>REDEC FEE: A one-time fee of \$75 is due upon move-in.</p>