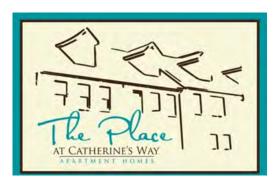
Prices Change Daily



Office Hours:

Monday - Friday: 9am - 6:00pm

Saturday: 10am - 5pm

Sunday: 12pm-5pm

APPLICATION PROCESS

APPLICATION FEE: \$65 PER PERSON OVER 18. All persons over the age of 18 must submit a rental application.

HOLDING DEPOSIT: \$100 refundable within 72 hours. This will be applied to your move in costs.

In order to process your application please submit 3 most current paystubs or offer letter when handing in application. Applications are not processed without proof of income and signed statement of rental policy/qualification acknowledgement

The amounts above may be paid in the form of check or money order.

Water, Sewer, and Trash are not included in rental pricing.

FEES DUE AT MOVE IN

SECURITY DEPOSIT option: Based on Approval

ONE TIME AMENITY FEE: \$325

MONTHLY COMMUNITY FEE: \$10

NONREFUNDABLE PET FEE: \$400 or \$200 Rescued (if applicable')

MONTHLY PET RENT: \$25 PER PET or \$15 Rescued (if applicable)

The Place at Catherine's Way 30 Catherine's Way

Please note: A Representative may call to verify.

30 Catherine's Way Manchester, CT 06042

EMPLOYMENT VERIFICATION

Phone: 860-647-9980

Fax: 860-649-7450

| APPLIC | CANT: Plea: | se complete the | e top portion of this fo | orm so that | your employer may | |
|-------------------------------|---|--|--|------------------------------------|---|---------------|
| | relea | ase the request | ed information. | | | |
| APPLIC | CANT: | | | DATE: _ | ····· | |
| EMPLO | OYER: | | | | | |
| EMPLO | OYER'S ADDRESS | S: | | | | |
| | | Street | City | State | Zip Code | |
| PHON | E NUMBER: | | FAX NUMBE | R: | | |
| EMPLO | DYEE'S SIGNATU | RE: | | | | |
| | | . , | Signature to authorize Rele | | tion ********* | |
| EMPLOYER: The Place at Cather | qualification pro- released will be I noted above. Th | cess, we require ver kept in the strictest ank you for your co | rification of employment and confidence. Please return the coperation. | d the informati e form via face | e's Way Apartment Homes. As part on requested below. Any informatic simile or U.S. mail to the number or Date | on address |
| Length of Emp | loyment: | | | | | _ |
| Position: | | | | | | - |
| Overtime / Con | nmissions: | | | | | _ |
| Average Month | nly Pay: | | | | | _ |
| Comments: | | | | | | _ |
| Print Name & T | Γitle of Supervis | or: | | | | - |
| Date: | | | Phone & Ext: | | | - |
| Signature: | | | | | | _ |

The Place at Catherine's Way 30 Catherine's Way

Manchester, CT 06042

LANDLORD REFERENCE

Phone: 860-647-9980

Fax: 860-649-7450

| · | | | | | | | |
|--|--|--|--|--|--------------------------------|------------------|---------------------|
| APPLICANT: | | | DATE: | | | | |
| LAND | LORD: | | | | | | |
| ADDR | RESS: | | | | | | |
| | | Street | Apt.# | City | | State | |
| LAND | LORD'S PH | ONE NUMBER | : | FAX NUMB | ER: | | |
| SIGN | ATURE: | | | | | | |
| | F | Resident's Signatu | re to authorize Re | lease of Information | | | |
| ****** | ****** | ****** | ****** | ****** | ****** | ****** | ***** |
| LANDLORD: | qualificat | ion process, we re | quire a reference f | partment at The Place a from the applicant's cu | rrent landlord | and basic inform | nation requested be |
| | | | vill be kept confide k you for your coo | ential. Please return the peration. | e form via facs | simile or U.S. m | an to the number of |
| | address n erine's Way R | oted above. Than epresentative | k you for your coo | peration. | | D | |
| s applicant part | address n erine's Way R t of a lease/re they resided | epresentativeental agreement? at the above add | k you for your coo | peration. | late: | D | |
| s applicant part How long have ts the rental according | address n erine's Way R t of a lease/re they resided ount current | epresentativeental agreement? at the above add | k you for your coo | If so, expiration o | late: | D | ate |
| Is applicant part How long have Is the rental according Have you ever b | address n erine's Way R t of a lease/re they resided ount current | epresentativeental agreement? at the above add an improceedings a | k you for your coo | If so, expiration o | late: | D | ate |
| Is applicant part How long have Is the rental according Have you ever b | address n erine's Way R t of a lease/re they resided ount current | epresentativeental agreement? at the above add mathematical mathematical agreement and the above add and proceedings after eviction: | dress?onthly Rent:gainst the applic | If so, expiration o | date: | D | ate |
| Is applicant part How long have Is the rental accord Have you ever b If yes, please ex Rent is generally | address n erine's Way R t of a lease/re they resided ount current! pegun eviction plain reason y paid: Habits: | epresentativeental agreement? at the above add and proceedings a for eviction:On-Timerroots | dress? | If so, expiration ofDoes the | late: nis include utIf so, whe | ilities? | ate |
| Is applicant part How long have Is the rental according to the rental accordin | address n erine's Way R t of a lease/re they resided ount current pegun eviction plain reason y paid: Habits: any problem oplicant(s) ermit person | epresentativeental agreement? at the above add on proceedings a for eviction:On-TimGood, _ ns with pests in | dress? | If so, expiration of Does the lant? Occasionally Late erage, | date: | ilities? | ate |
| Is applicant part How long have Is the rental according to the rental according to the rental according to the rental according to the rental section of the rental according to the rental section of the renta | address n erine's Way R t of a lease/re they resided ount current pegun eviction plain reason y paid: Habits: any problem oplicant(s) ermit person Cause probler | epresentativeental agreement? at the above add matchesis and agreement? Mon proceedings after eviction: On-TimGood, ns with pests in a soften those on the complaints. | dress? onthly Rent: gainst the applic ne, Av the household? the lease to live s? | If so, expiration of Does the lant? Occasionally Late erage, | date: | ilities? | ate |

Please note: A Representative may call to verify.

SOUTH OXFORD MANAGEMENT – RENTAL APPLICATION

NOTE: This ENTIRE application must be completed or it may not be considered for acceptance. Please read and sign the Qualification Guidelines prior to completing application. All applicants over 18 years of age must submit separate applications.

| Apartment:De | esired Move-in Date: Earliest Date: | Latest Date: | Rental Rate: \$ |
|---------------------------|-------------------------------------|--------------------------|--------------------------------------|
| Lease Term:Spe | cial Provisions: | | |
| Last Name: | First Name: | | MI: Sr./Jr.: |
| Social Security: | Date of Birth:/ | _/ Driver License Numb | er:State: |
| Home Phone: | Work Phone: | Cell Pho | ne: |
| Best time & preferred pho | one to contact you: | Do y | you have any pets? (Circle) yes or r |
| How did you learn about | our community? | | Breed: |
| Email: | | | Weight: |
| OCCUPANTS: Total No | o. of Occupants: | | |
| Name: | Relationship: | _ Sex: Date of Birth | n:/ SSN: |
| Name: | Relationship: | _ Sex: Date of Birth | n:/ SSN: |
| Name: | Relationship: | _ Sex: Date of Birth | n:/ SSN: |
| Name: | Relationship: | _ Sex: Date of Birth | n:/ SSN: |
| Name: | Relationship: | _ Sex: Date of Birth | n:/ SSN: |
| HOUSING INFORMAT | TION: | | |
| Present Address: | | City: | State: Zip: |
| How long have you lived | there?:Rent: \$ | Landlord (Co. or person) |): |
| Landlord's Phone: | | Landlord's Fax: | |
| Reason for moving? | | | |
| Previous Address: | | City: | State: Zip: |
| How long did you live the | ere?: Rent: \$ | Landlord (Co. or perso | n): |
| Landlord's Phone: | | Landlord's Fax: | |
| Reason for moving? | | | |
| EMPLOYMENT INFO | RMATION: | | |
| Present Employer: | | Address: | |
| City: | State: | Zip | p: |
| How long? Posi | tion: Supervisor: | | Supervisor's Phone: |
| Human Resource Phone: | | Salary: \$ | per |
| Previous Employer: | | Address: | |
| City: | State: | Ziţ | p: |
| How long? Posi | tion: Supervisor: | | Supervisor's Phone: |
| Human Resource Phone: | | Salary: \$ | per |

| VEHICLE INFORMATION: | | |
|---|---|---|
| VEHICLE(S)/RECREATIONAL # | t1 (Make, Model, Color, Year): | |
| License Plate #1: | State: | |
| VEHICLE(S)/RECREATIONAL # | [‡] 2 (Make, Model, Color, Year): | |
| License Plate #2: | State: | |
| | | |
| EMERGENCY CONTACT INFORMAT | ION: | |
| Name: | Address: | |
| City: | State: | Zip: |
| Work Phone: | Home Phone: | Relationship: |
| | | |
| | ant listed in this application ever been evict | ed, filed bankruptcy,been arrested for a felony or sex |
| related crime? | | |
| Please date and list each: | | |
| complete and authorize verification of record and background check for all a immediately declined and the applica. It is understood the hold deposit rece 30 days). If accepted and the residen damages for non-performance and w this application by written notice withi deposit. I have submitted the sum of \$50, which not a rental payment or security depowhether my application is accepted of will submit the sum of \$150, which is understand that all fees will be forfeite. I hereby consent to allow South Oxfor or the purpose of determining whether LLC and its agent shall have the contreview purposes and for improving approximate the sum of \$150, which is understand that all fees will be forfeited the sum of \$150, which is understand that all fees will be forfeited the sum of \$150, which is understand that all fees will be forfeited the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will be forfeited to the sum of \$150, which is understand that all fees will | If the information and references given including applicants. Should any statement made above be tion fee will be retained as compensation to the ived in the amount of \$100, will be returned if apit does not move in on the starting date given, the ill be forfeited by the resident as compensation for 72 hours and received a full refund of the hold chain in a non-refundable application fee for a credit sist and will be retained by South Oxford Manager not. I understand I will be charged rent from the action of the latest and Management, LLC, through its designated ager or not to lease an apartment to me. I understationing right to review my credit information, rent opplication review methods. | oplicant is not accepted as a resident. (The process can take up to e amount received is hereby acknowledged as liquidated or holding the apartment off the market. I understand I may cancel deposit. If I cancel after 72 hours, I understand I forfeit the hold to the check and other processing costs of this application. This sum is ement, LLC to cover the costs of processing the application. If I cancel after 72 hours, or fail to enter into a rental agreement, I agreed upon move-date. The processing the application are the costs of processing the application are the costs of processing the application. The processing the application are the costs of processing the application and the processing the application are the costs of processing the application. If I cancel after 72 hours, or fail to enter into a rental agreement, I agreed upon move-date. |
| APPLICANT SIGNATURE: | | _ DATE: |
| LEASING SPECIALIST: | | DATE: |
| Person Accepting Application: Person Processing Application Date the applicant(s) was notif Name of applicant who was no | n: ried by phone, letter, or in person otified: | Name: of acceptance or non-acceptance: |



Statement of Rental Policy/Qualification Acknowledgement

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents for residency in our communities. Nothing contained in these requirements shall constitute representation by South Oxford Management that all residents and occupants currently residing in our community have met or currently meet these guidelines.

FAIR HOUSING STATEMENT. South Oxford Management and the Owner are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or disability.

IDENTIFICATION. Applicants must present a government issued photo identification card for all persons age 18 years and older that will be living in the apartment.

APPLICATION AND FEE. A separate rental application must be completed, dated and signed by each applicant and any individual over the age of 18. All individuals 18 years of age, or legally considered an adult by law if not living with a legal guardian, are required to be made a party to the lease. Spouses may complete one application. A non-refundable application fee, deposit and/or bond are required at the time an application is submitted.

OCCUPANCY. Unit occupancy shall not exceed 2 persons per bedroom. Children younger than six months are not considered occupants in determining this factor of eligibility. The Company will comply with applicable laws that require higher or lower occupancy ratios.

INCOME. All applicants must have a combined source of income in an amount no less than Two and a half (2.5) times the market rental rate. Acceptable Sources of Income may be any of the following: Three (3) most current paycheck stubs. If applicant is starting a new job, the future position and salary must be verified in writing via an offer letter on company letterhead and effective on or before the proposed move-in date. If applicants are self-employed or receive money from non-employment sources, proof of income through: (1) a copy of the previous year's tax returns, (2) a financial statement from a CPA verifying income, or photocopies of three (3) most current bank statements illustrating the ability to pay rent through the entire lease term. (Other income may mean, but is not limited to, alimony/child support, trust accounts, social security, unemployment, welfare, grants/loans).

INCOME RESTRICTED: If you are applying at an income restricted community please review the supplemental income exhibit for specific income qualifications.

RENTAL HISTORY Less than satisfactory rental history including, Evictions and/or Outstanding Debt to a previous Landlord may result in an automatic denial.

CREDIT HISTORY. Our screening agency evaluates credit, debt to income and rental history against indicators of future rent payment performance. Any unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial.

GUARANTORS. All guarantors must have a combined source of income in an amount no less than Six (6) times the market rental rate. If a guarantor is needed, they must meet the entire qualifying criteria as presented herein. The guarantor must pay an application processing fee and sign the Guarantor Addendum.

CRIMINAL HISTORY. A criminal background screening will be conducted for all applicants including Felony and Misdemeanor convictions and charges. The following offenses including Deferred, Convictions, Charges, and Sex Offender Registrants will result in automatic denial.

<u>Crimes Against Person</u> involving Assault, Homicide, Kidnapping, and Sex related: **Felony convictions** within 50 years and charges pending trial within 5 years, **Misdemeanor convictions** within 10 years and charges pending trial within 5 years.

<u>Crimes Against Property</u> involving Arson, Burglary, Motor Vehicle Theft, Counterfeiting, Embezzlement, Extortion, Fraud, Robbery, Stolen Property, Destruction of property: **Felony convictions** up to 15 years and charges pending trial up to 5 years, **Misdemeanor convictions** up to 5 years and charges pending up to 3 years.

<u>Crimes Against Society</u> involving Obstruction of the Law, Disorderly conduct, Drunkenness, DUI, Liquor Law, Pornography, Prostitution, Traffic, Trespassing, Drugs, Weapons, Peeping Tom: **Felony convictions** up to 15 years and charges pending trial up to 5 years, **Misdemeanors** involving Drugs, Weapons, Peeping Tom convictions up to 5 years and charges pending trial up to 3 years.

<u>Offenses involving Drug/Narcotic Sale or Manufacture</u>; **Felony convictions** within 50 years, charges pending trial within 5 years, **Misdemeanor convictions** within 10 years, charges pending trial within 3 years.

PETS. Pet restrictions vary at each community. If you have pets, please see your leasing representative for more information.

Rental Scoring & Your Rental Application

We rely upon a "Rental Score" to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application data, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion as factors.

What can I do to improve my rental score?

Your rental score may change based upon changes of the underlying information. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt.

NOTIFICATION OF DENIAL OR CONDITIONAL APPROVAL

You have a right under the Fair Credit Reporting Act to a free copy of your consumer report from CoreLogic SafeRent, LLC, the reporting agency used by South Oxford Management to evaluate your background information if the request is made no later than 60 days after you receive notification of a denial or conditional approval. In evaluating your application, information obtained from or through CoreLogic SafeRent, LLC, which may include credit information or consumer information from one or more of the credit bureaus or consumer reporting agencies, may have influenced South Oxford Management decision in whole or in part. These consumer-reporting agencies and/or credit bureaus DID NOT make the decision to take adverse action and are unable to provide specific reasons why adverse action was taken.

| Signature of Applicant | Date |
|--|------|
| Signature of Applicant | Date |
| Signature of Applicant | Date |
| Signature of Applicant | Date |
| South Oxford Management /Agent for Owner | |

