



CERTIFIED DISTRESSED
PROPERTY EXPERT™



"A Home for Everyone"

12401 Orange Dr. Suite 219 Davie, FL 33330 PH: 954-598-0700 FAX: 954-919-9234
www.unicasainternationalusa.com

Steps through Offer:

- 1) Please fill out contract to lease (attached). All offers should be sent to unicasa@unicasainternationalusa.com. Brokers please be aware that additional deposits can be required from tenants after the credit history is verified.
- 2) Please provide pay stubs or proof of income when submitting your offer.
- 3) If contract to lease is accepted you must apply on line at www.invitationhomes.com. Once they have selected the desired property must enter (Apply Now). The application fee is used to conduct background check and a credit report. If you cannot find the property on the website or the website is under maintenance please fill out the manual rental application (attached).
- 4) Please allow 3-4 business days to receive an answer. Should your offer be delayed or denied please contact **1 877 222 0384**
- 5) After tenant is approved Invitation Homes will be contacting the prospective tenants directly should additional documents be required.
- 6) Tenant is responsible for lawn, pool maintenance and pest control of the property. **NO EXEPTIONS!**
- 7) Deposits must be made payable to Invitation Homes directly. This can be done through their website or delivered to 1 Oakwood Blvd. #221 Hollywood Fl 33020. Invitation Homes will call the tenant to conduct inspection and walk through of the property the day of move in.
- 8) Commissions will be disbursed by Invitation Homes 7 to 12 business days after tenant has moved in.
- 9) In addition, co-brokers must send their W-9 along with their invoice (attached) in order to receive their commissions promptly.

Should you have any question/concerns please contact Sandra Echeverry @ 954 914 0483

Tenant Agent

Tenant

RESIDENT SELECTION CRITERIA

Revised February 2013

Welcome to your new home. Before you apply to rent a home, please take the time to review this screening policy. All persons 18 years of age or older will be required to complete separate rental applications. The term “applicant(s)” under this policy means the person or persons that will be signing the Lease as “residents”; the term “occupant(s)” in this policy means the person or persons that are authorized occupants under the Lease.

Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing in the home have met these requirements. There may be residents and occupants that have resided in the community prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used. It is the policy of this company to comply with all applicable fair housing laws including those which prohibit discrimination against any person based on race, sex, religion, color, familial status, national origin or handicap.

1. **Occupancy Guidelines** – The following occupancy standards apply based on 2 persons per bedroom, plus one per home.

| | |
|---------------|----------------|
| One Bedroom | Three Persons |
| Two Bedroom | Five Persons |
| Three Bedroom | Seven Persons |
| Four Bedroom | Nine Persons |
| Five Bedroom | Eleven Persons |

* Residents who exceed these occupancy standards during the lease term will be required, upon the end of the current lease term, to either:

- i. Transfer into another available home which has more bedrooms; or
- ii. Move out

Rent for the new home will be at the rental rate at the time the lease is entered into for the new home.

2. **Age** – Applicants must be 18 years of age or older unless deemed to be an adult under applicable law with respect to the execution of contracts. In respect to property jurisdiction within state law some applicants will be required to provide current proof of emancipation.
3. **Credit** – A credit report will be completed on all applicants to verify credit ratings. Income plus verified credit history will be entered into a credit scoring model to determine rental eligibility and security deposit levels. Unfavorable accounts which will negatively influence this score include, but are not limited to: collections, charge-off, repossession, and current recent delinquency; and open bankruptcies will result in an automatic denial of the application.

ADDITIONAL APPLICATION DEPOSITS WILL BE REQUIRED FOR ALL CREDIT RECOMMENDATIONS BELOW AN ACCEPT LEVEL, NOT INCLUDING A DENY RECOMMENDATION.

Refer Credit Recommendation occurs on applicants with little or no credit history. In such cases, additional checks for rental and income/employment will be completed. If the criteria are met in these checks, an **additional deposit** will be required. On rental history, applicant must have 6 months of positive rental history within the past 24 months. (Please refer to Clause 8 of this document for detailed information on rental history requirements.) When no rental history exists, an **additional deposit** is required. A criminal background check must be approved before further approval consideration is given.

4. **Income** – Gross income for all applicants in one home will be combined and entered into the credit scoring model for income eligibility. All applicants will be asked to produce consecutive and most recent pay stubs for the last 8 weeks from Application Date. If handwritten pay stubs are supplied, the documents must be validly notarized to be deemed sufficient. Applicants must have a minimum combined gross income of 2.5 times the **monthly rent**. Additional sources of verifiable income may be considered. These sources may include: child support, grants, pensions, GI benefits, disability, trust funds, social security and savings accounts. (The applicant must supply six current consecutive months of bank statements if any of the additional sources of income listed above cannot be provided directly from the supplier.)

Some credit scoring results will necessitate further income verification. In such instances, verification with employer will be completed or applicant may be asked to produce additional financial statements/records.

RIVERSTONE

RESIDENTIAL GROUP

5. **Employment** –If employment is to begin work shortly, the applicant must provide a “letter of intent” to hire from the employer.
6. **Self Employment, Retired or Unemployed** – Such applicants must provide the previous year’s income tax return and the previous two month’s bank statements, or twelve months of financial statements and must exhibit no negative references. Seasonal employment must be verified by providing the prior year’s tax return.
7. **Criminal History** – A criminal background check will be conducted for each applicant and occupant age 18 years or more. The application will be denied for any of the following reported criminal related reasons that have occurred within the timeline identified below prior to the application date regardless of the applicant’s age at the time the offense was committed. All records are evaluated from the date of disposition.

| Offense | Felony | Misdemeanor |
|---|--|-------------|
| Crimes Against a Person or Property | 10 years | 3 years |
| Drug Related Offenses | 10 years | 3 years |
| Theft By Check Related Offenses | 10 years | Approved |
| Worthless Check and/or Bogus Check Related Offenses | 10 years | Approved |
| Sex Related Offenses and Terrorism Related Offenses | Declined regardless of time | |
| Prostitution Related Offenses | 10 years | 3 years |
| Weapons Related Offense | 10 years | Approved |
| Cruelty To Animals Related Offenses | 10 years | 3 years |
| Any Other Felony Offense | Felony offenses that do not fall within categories above, (ex: traffic, DUI) 10 year timeframe; 5 years for felony DUI | |
| Deferred Adjudication and/or Adjudication Withheld | Off probation/parole for 5 years | |
| Pending Cases and/or Arrest Warrants | Approved | |
| Active Status on Probation and Parole | Off probation/parole for 5 years | |
| Pre-Trial Intervention/Diversion | Approved | |

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of or subject to deferred adjudication for a felony, certain misdemeanors or sex offenses requiring registration under applicable law; there may be residents or occupants that have resided in the community prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the resident credit reporting services used.

8. **Rental History** – Some credit scoring results will necessitate an evaluation of verifiable rental or mortgage payment history for the last 24 months. In these instances, applicant must have a minimum of 6 months cumulative verifiable rental or mortgage payment history within the last 24 months. In such instances, if a previous landlord cannot be contacted, 6 consecutive months of proof of payment must be verified and a copy of the lease contract must be provided. Applicants not having verifiable rental or mortgage history will have to pay an additional deposit equal to one month’s rent.
When applications also depend on the results of a rental history investigation for an approval/denial determination, applications for residency will automatically be denied for the following reasons:

- i. An outstanding debt to a previous landlord or an outstanding NSF check must be paid in full
- ii. A breach of a prior lease or a prior eviction or in the process of eviction of any applicant or occupant
- iii. More than 1 late payment and/or 1 NSF within 6 months or 2 late payments and/or NSFs within a year

9. **Guarantors** – Guarantors will be accepted for applicants who do not meet the required rent-to-income ratio or denied on credit. Only one guarantor per apartment is permissible. For guarantor-supported applications, an additional application deposit will be required. The deposit level will be based on the credit analysis. The guarantor will be required to complete an application and pay a full application fee. Guarantors must have a gross monthly income of 4 times the monthly market rent and meet all other qualifying criteria identified in this screening policy. The guarantor will be asked to sign a Guaranty of Resident Obligations to support the application. Guarantors may be relatives or an employer; friends may not serve as a Guarantor.
10. **Animals** - No more than three animals are allowed per home. Animals must be no less than six (6) month of age. A \$300 pet fee will be required per 2 pets. Aquariums will be allowed with a 20-gallon maximum only with proof of insurance for the entire term of the lease.



| RESTRICTED ANIMAL LIST (included but not limited to) | |
|---|--|
| Poisonous Animals: | Tarantulas Piranhas |
| Exotic Animals: | Ferrets Skunks Raccoons Squirrels Rabbits Birds (parrots, cockatiels, macaws) |
| Aggressive Breed Dogs: | Pit Bulls |

11. **Vehicles**
Vehicles must be operational and have current registration and inspection. Boats or trailers are not allowed at any time unless approved in writing by ownership.
12. **Renter's Insurance Requirement** – Ownership strongly suggests all residents to carry a minimum of \$100,000 Personal Liability Insurance coverage. In addition, we ask that you identify the home as a “Party of Interest” or “Interested Party” (or similar language as may be available) on the renter’s liability insurance policy. Proof of this coverage is required at lease renewal and/or time of possession.
13. **Water Furniture** – Water furniture will only be allowed with proof of fully paid insurance for the term of the lease.
14. **Deposit Levels** – The results of the credit score will determine the amount of Application Deposit.
15. **Falsification of Application** – Any falsification in Applicant’s paperwork will result in the automatic denial of Application. In the event that an Applicant falsifies his/her paperwork, owner has the right to hold all deposits and fees paid to apply towards liquidated damages.
16. **Application Fees** – As allowable by State and Local legislation, a separate check for the application fee must be provided with the completed rental application with the completed rental application form. This check is deposited on the same business day, or the following business day following the weekend or a holiday.

Application will not be considered until the Application has been fully executed and returned, and all applicable Application Deposits and fees have been paid. I have read and understand the entire resident screening policy of this home.

APPLICANT(S) SIGNATURES

DATE _____

DATE _____

DATE _____

DATE _____



| | | |
|------------------|---------------|------------------|
| Asset # | Listing Agent | Application Type |
| Application Date | Move In Date | Lease Term |
| Specials | Pool | Rent |
| Address | | |

| | |
|----------------|--------|
| Applicant Name | E-mail |
| Applicant Name | E-mail |
| Applicant Name | E-mail |
| Applicant Name | E-mail |
| Child Name | Age |
| Child Name | Age |
| Child Name | Age |

| | | |
|----------|---------------------|-----------|
| Pets | Fee Acknowledgement | # of Pets |
| Pet Name | Weight | Breed |
| Pet Name | Weight | Breed |
| Pet Name | Weight | Breed |

Agent Leasing Instructions

No other agent was involved with this application.

Another Invitation Homes agent will be treated as co-broker for this application.

An outside agent not affiliated with Invitation Homes in any way, will be treated as co-broker for this application.

| | |
|----------------|--------|
| Co-Broker Name | E-mail |
|----------------|--------|

| | |
|---------------|--|
| Listing Agent | I acknowledge the above information to be correct. I understand that if it is later determined that this information was incorrect, my commission will change accordingly to accommodate paying other agents if necessary. |
|---------------|--|

Agent Signature:

Contract to Lease

This CONTRACT TO LEASE is between _____
 (“**Prospective Tenant**”), and (circle one) IH2 Property Florida LP, THR FLORIDA LP, THR FLORIDA LLC
 (“**Prospective Landlord**”)

For the property located at _____

- 1. **BROKER:** Listing Broker Cooperating Broker
- 2. **DEPOSIT RECEIPT:** _____ Due Upon Acceptance and Approved Application _____ (“Broker”) acknowledges receipt of a deposit in the amount of \$ _____.
- 3. **DESCRIPTION OF PROPERTY:** _____ BR _____ BA furnished unfurnished inventory attached
Parking: spaces _____, vehicles prohibited (if any) _____
Pets: prohibited permitted, restrictions: _____ any applicable HOA or County Restrictions
Property Use Restrictions: _____ residential
Property is to be used by _____ occupant(s) for (purpose): _____

- 4. **TERMS:** Proposed Lease Term to commence on the _____ day of _____, _____ and end on the _____ day of _____, _____.
Total yearly rent \$ _____ payable in monthly installments at \$ _____ per month
Security deposit \$ _____ Non Refundable Pet fee(s) per pet \$ _____ 300
First month’s rent \$ _____
Last month’s rent \$ _____ N/A
Advanced rent \$ _____ N/A Other _____ \$ _____
Application fee \$ _____ 50/adult Other _____ \$ _____

5. **EXPENSES: To be paid by:**

| <u>UTILITIES:</u> | <u>Responsible</u> | <u>TAXES</u> | <u>Responsible</u> | <u>INSURANCE</u> | <u>Responsible</u> |
|-------------------|--------------------|---------------------------------------|--------------------|--------------------|--------------------|
| Electric | Tenant | Real Property | Landlord | Personal Liability | Tenant |
| Gas/Fuel | Tenant | Sales and Services | Tenant | Property Damage | Landlord |
| Sewer | Tenant | Personal Property | Tenant | Flood | Landlord |
| Water | Tenant | Intangible | Landlord | | |
| Trash Collection | Tenant | Other: _____ <input type="checkbox"/> | | OTHER: | |
| Telephone | Tenant | | | Lawn & Landscaping | Tenant |
| Internet | Tenant | | | Pest Control | Tenant |
| Cable Tv | Tenant | | | Pool | Tenant |

- 6. **PREPARATION OF LEASE AGREEMENT:** The parties of this Contract agree to prepare or have prepares a lease agreement consistent with the terms and conditions of this Contract. The lease agreement will be executed by all parties no later than 7 days from Effective Date, or 72 hours upon application approval. Lease provisions which conflict with provisions of this Contract will control.
- 7. **ASSOCIATION APPROVAL:** Where applicable, this Contract is subject to and contingent upon the **Prospective Tenant** being approved by the condominium/cooperative/homeowners association. **Prospective Tenant** will pay a non-refundable application fee of \$ _____ and make application for association approval within 3 days from the effective date of this Contract. In the event the **Prospective Tenant** is not approved, this Contract will terminate and all deposit(s) made will be refunded to the **Prospective Tenant** unless otherwise specified. Thee parties will make all reasonable efforts, including any required personal appearances, to obtain Association approval. Occupancy is not permitted prior to Association approval.

8. **FAILURE TO PERFORM:** If **Prospective Tenant** fails to perform any of the promises of this Contract, the deposit(s) paid or agreed to be paid by **Prospective Tenant** may be retained by or for the account of the **Prospective Landlord** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, and **Prospective Landlord** and **Prospective Tenant** will be relieved of all obligations under this Contract. If **Prospective Landlord** fails to perform any of the promises of this Contract, the deposit(s) will be returned to **Prospective Tenant** without waiving any action for damages resulting from **Prospective Landlord's** breach.

9. **USE RESTRICTIONS:** The parties agree that the Property is being rented subject to zoning ordinances, restrictions, limitations, easements, and public utilities of record; however, this Contract is contingent upon the intended use stated in Paragraph 3 being permissible.

10. **ASSIGNABILITY:** This Contract is binding upon and inures to the benefit of the Parties and their respective heirs, personal representatives and successors. **Prospective Tenant** may not assign this Contract without the prior written consent of the **Prospective Landlord**.

11. **OTHER AGREEMENTS:** No modification or change to this Contract will be valid or binding unless in writing and signed by both parties.

12. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

13. **SPECIAL CLAUSES:** The co-broker commission in the amount of ½ month rent is to be paid approximately 2 weeks after lease start date. Lease prepared by owner. For complete terms see sample lease in MLS.

TENANT IS RESPONSIBLE FOR PEST CONTROL, LANDSCAPE AND POOL MAINTENANCE IF APPLICABLE

This Contract is not a lease. It is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.

Date: _____ Prospective Tenant: _____ Tax ID/SSN: _____
 Date: _____ Prospective Tenant: _____ Tax ID/SSN: _____
 Home Telephone: _____ Work Telephone: _____ Facsimile: _____
 Address: _____
 E-mail: _____

Date: _____ Prospective Landlord: _____
 Date: _____ Prospective Landlord: _____

Cooperating Broker Office Name: _____
 Cooperating Broker Agent Name: _____
 Cooperating Agent Phone: _____ Email: _____

Listing Broker Office Name: _____
 Listing Broker Agent Name: _____
 Listing Agent Phone: _____ Email: _____

GENERAL INFORMATION ON APPLICANT

RENTAL APPLICATION (*Conventional*)

(Each person over 18 and not a dependent must submit a separate application)

| | | |
|--|---------------|----------------|
| To be completed by Owner or Owner's Representative: | | |
| COMMUNITY NAME: | | |
| APT. NO. ASSIGNED: | MOVE-IN DATE: | LEASE TERM: |
| STREET ADDRESS OF APT.: | | |
| RENTAL RATE OFFERED: | | |
| CONCESSION OFFERED: | | |
| DATE COMPLETED APPLICATION RECEIVED: | | |
| DATE APPLICANT NOTIFIED OF APPROVAL/DENIAL: | | PROPERTY REP.: |

| | | | |
|--|----------------|--|------------------------|
| APPLICANT INFORMATION | | | |
| First Name (Full Legal Name) | Middle Initial | Last Name | Social Security Number |
| Present Street Address | City | State | Zip |
| | | | Telephone No. |
| Email | Date of Birth | Drivers License No. and State OR Govt. Issued Photo ID No. | |
| Have you ever been known under any other names or aliases? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please list: | | | |
| List States resided in for the past 10 years from this application date: | | | |
| List Counties/Parishes resided in for the past 10 years from this application date: | | | |
| How did you hear about us? (If Locator Service, please list company and Agent's Name) | | | |

| | | | |
|---|----------------|--|------------------------|
| GENERAL INFORMATION ON ADULT DEPENDENT (if applicable) | | | |
| First Name (Full Legal Name) | Middle Initial | Last Name | Social Security Number |
| Present Street Address | City | State | Zip |
| | | | Telephone No. |
| Email | Date of Birth | Drivers License No. and State OR Govt. Issued Photo ID No. | |
| List States resided in for the past 10 years from this application date: | | | |
| List Counties/Parishes resided in for the past 10 years from this application date: | | | |

| | | | |
|--|-------------------------------------|----------------------|---------------|
| EMPLOYMENT HISTORY ON APPLICANT | | | |
| Name of Present Employer | | | |
| Employer's Street Address | City | State | Zip |
| | | | Telephone No. |
| Email | Position Held with Present Employer | Gross Monthly Income | |
| Length of Employment | Supervisor's Name | Telephone No. | |



If current employment is less than 6 months, please complete previous employment.

| | | | |
|------------------------------------|--------------------------------------|-------|----------------------|
| Name of Previous Employer | | | |
| Previous Employer's Street Address | City | State | Zip |
| | | | Telephone No. |
| Email | Position Held with Previous Employer | | Gross Monthly Income |
| Length of Employment | Previous Supervisor's Name | | Telephone No. |

CREDIT HISTORY

Do you have any other non-work income you want considered (alimony, child support, investments)? Yes No If Yes, please explain:

Have you or any other prospective residents ever owned a home? Yes No

RENTAL AND CRIMINAL HISTORY - List a minimum of 24 months of rental/mortgage history.

| | | | |
|--|---------------------|---------------|----------------|
| Name of Present Landlord | Monthly Rental Rate | Date Moved In | Date Moved Out |
| Street Address | City | State | Zip |
| | | | Telephone No. |
| <i>(Landlord immediately prior to the Present Landlord) (If Applicant and Applicant's Spouse are completing this Application, name all Landlords for both parties)</i> | | | |
| Name of Previous Landlord | Monthly Rental Rate | Date Moved In | Date Moved Out |
| Street Address | City | State | Zip |
| | | | Telephone No. |

Have you or any other occupants listed on this Application ever:

| | |
|--|--|
| been evicted or asked to move out? <input type="checkbox"/> Yes <input type="checkbox"/> No | broken a rental agreement or lease contract? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| been or are currently delinquent to a previous landlord? <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| declared bankruptcy? If so, when?: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| been convicted for either a felony, a sex-related offense or a misdemeanor? If yes, please explain: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| received deferred adjudication for either a felony, a sex related offense or a misdemeanor? If yes, please explain: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| been arrested for any crime which has not been fully adjudicated (by dismissal, acquittal, deferred adjudication or conviction)? If yes, please explain: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

OTHER OCCUPANTS (list all persons not signing this Application who will be listed on the lease)

| | | | |
|---------------|--|---------------------------|--------------|
| Name | Social Security Number | Relationship to Applicant | Sex M / F |
| Date of Birth | Drivers License No. and State OR Govt. Issued Photo ID No. | | |
| Name | Social Security Number | Relationship to Applicant | Sex M / F |
| Date of Birth | Drivers License No. and State OR Govt. Issued Photo ID No. | | |
| Name | Social Security Number | Relationship to Applicant | Sex M / F |
| Date of Birth | Drivers License No. and State OR Govt. Issued Photo ID No. | | |

ANIMALS

Do you or any other prospective resident or occupant have an animal? Yes No If yes, please list:

| | | | | | |
|------|-------|--------|-------|-----|------|
| Type | Breed | Weight | Color | Age | Name |
| Type | Breed | Weight | Color | Age | Name |



| YOUR VEHICLE(S) If Applicant will be parking a vehicle on the property, please provide the following information: | | | | |
|--|-----------------|----------------|------|-------------------------|
| Vehicle Type (car, motorcycle, truck) | Make of Vehicle | Model | Year | State/License Plate No. |
| Vehicle Type (car, motorcycle, truck) | Make of Vehicle | Model | Year | State/License Plate No. |
| EMERGENCY In case of emergency, notify (preferably a relative over the age of 18 years): | | | | |
| Name | Relationship | Address | | |
| Home Phone No. | | Work Phone No. | | |

In the event that the Applicant becomes a resident in Owner's apartment community, Applicant's execution of this Application shall authorize the Owner, in the event of the Applicant's death to: (i) grant to the person designated above access to the Applicant's unit at a reasonable time and in the presence of the Owner or the Owner's agent; (ii) allow this person to remove any of the Applicant's property or any other contents found in the Applicant's unit or any of Applicant's property located in the mailbox, storerooms or common areas; and (iii) refund the Applicant's security deposit, less lawful deductions, to this person. Applicant also authorizes the Owner to allow this person access to remove all contents of the unit as well as property in the mailbox, storerooms and common areas in the event that Applicant becomes seriously ill.

AUTHORIZATION: Applicant represents that all of the above information is true and complete and authorizes the verification of same and the performance of a credit check on Applicant as appropriate by all available means. In the event that Applicant provides any false or misleading information in this Application, Owner shall have the right to automatically reject this Application and the Application Deposit and Administrative Fee will be automatically forfeited by the Applicant. Applicant further acknowledges that an investigative consumer report includes information as to character, general reputation, personal characteristics, and mode of living, whichever are applicable, of the Application may be made and that any person on which an investigative consumer report will be made has the right to request a complete and accurate disclosure of the nature and scope of the investigation requested and also has the right to request a written summary of the person's right under The Fair Credit Reporting Act. **Applicant hereby authorizes the Owner or the Owner's Agent to obtain and hereby instructs any consumer reporting agency designated by Owner or Owner's Agent to furnish a consumer report under The Fair Credit Reporting Act to Owner or Owner's Agent to use such consumer report in attempting to collect any amount due and owing under this Application, the Applicant's lease (to be executed after Application approval) or for any other permissible purpose.**

APPLICATION DEPOSIT AND NON-REFUNDABLE FEES:

Simultaneously with the execution of this Application, Applicant has paid:

| | | | |
|---|----------|-------|--------------|
| Application Deposit (the "Application Deposit") (if applicable) | \$ _____ | Check | Number _____ |
| Non-Refundable Application Fee (if applicable) | \$ _____ | Check | Number _____ |
| Administrative Fee (if applicable) | \$ _____ | Check | Number _____ |
| Total | \$ _____ | | |

Applicant acknowledges that Owner's acceptance of Applicant as a resident at the property is conditional upon: (i) Owner's approval of this Application; and (ii) receipt of an executed Apartment Lease Agreement from Applicant. In the event any of these conditions have not been met, Owner shall have no obligation to lease to Applicant.

The Application Deposit is not considered a security deposit under this Application or applicable law. The Application Deposit will either be: (i) credited to the required security deposit pursuant to an Apartment Lease Agreement executed by Applicant; (ii) refunded to Applicant as provided herein; or (iii) retained by Owner as liquidated damages as provided herein.

Application Deposit Credited to Security Deposit

In the event that this Application is approved by Owner and Applicant meets all other conditions of occupancy, executes an Apartment Lease Agreement with Owner as and when required by Owner, the Application Deposit shall be credited towards the security deposit identified in the Lease.

Application Deposit Refunded and Administrative Fee Returned

If this Application is denied, the Application Deposit and Administrative Fee will be refunded to Applicant within 30 days of submitting application.

Application Deposit and Administrative Fee Retained by Owner

Owner shall be entitled to retain the Application Deposit and Administrative Fee as liquidated damages; in which case, all further obligations to lease the premises to Applicant shall be terminated if: (i) the Application is withdrawn, for any reason, after signing this Application; or (ii) the Application is accepted, but Applicant does not sign an Apartment Lease Agreement as and when required by Owner; or (iii) if the Applicant has provided false or misleading information within this Application. For the purposes of this provision, if the Applicant is required to pay an additional Application Deposit in order to qualify for occupancy, the Application shall be deemed conditionally accepted prior to the payment of such additional Application Deposit and the failure to pay the additional Application Deposit will entitle Owner to retain the originally paid Application Deposit, even if the Application is subsequently rejected by the Applicant's failure to pay the required additional Application Deposit.



Dated effective on the date Owner or Owner's representative has received a completed Application from Applicant, as indicated above.

AGENT FOR OWNER: THR Florida, L.P.

APPLICANT:

Signature

Signature

Name Printed

Name Printed

Date

Date