

## Screening Policies

A NON-REFUNDABLE APPLICATION FEE, VALID IDENTIFICATION, AND SOCIAL SECURITY CARD MUST BE RECEIVED BEFORE THE APPLICATION WILL BE REVIEWED.

NIELSEN PROPERTY MANAGERS VERIFIES CREDIT, INCOME AND RENTAL HISTORY. IF NIELSEN PROPERTY MANAGERS CANNOT VERIFY TWO OF THESE AREAS, THE APPLICATION WILL BE DENIED. IF THE APPLICATION IS WEAK IN ANY OF THE THREE AREAS, A LARGER DEPOSIT MAY BE REQUIRED.

NIELSEN PROPERTY MANAGERS DOES NOT ACCEPT CO-SIGNERS.

IF TWO OR MORE PEOPLE APPLY FOR AN APARTMENT AND ONE APPLICANT IS DENIED, ALL APPLICANTS WILL BE DENIED FOR THAT LOCATION. ALL APPLICANTS ARE EVALUATED SEPARATELY AND MUST QUALIFY ON THEIR OWN.

NIELSEN PROPERTY MANAGERS DOES NOT ACCEPT SECTION 8, SHELTER PLUS OR ANY OTHER ORGANIZATION THAT SUBSIDIZES THE MONTHLY RENT, EFFECTIVE 10/12/99.

### NEW LIMIT ON # OF PERSONS PER UNIT, INCLUDING INFANTS AND MINORS:

<u>Studio-</u>	2 person	<u>2 Bedrooms-</u>	5 persons
<u>1 Bedroom-</u>	3 persons	<u>3 Bedrooms-</u>	7 persons

NIELSEN PROPERTY MANAGERS' GUIDELINE FOR INCOME IS 3X'S THE RENT. IF AN APPLICANT IS LACKING IN THIS AREA, HE/SHE MUST HAVE GOOD RENTAL HISTORY AND GOOD CREDIT, AND MAY BE REQUIRED TO PAY A HIGHER DEPOSIT.

LENGTH OF EMPLOYMENT IS A CONSIDERATION WHEN APPROVING OR DENYING APPLICATIONS.

IF AN APPLICANT HAS BAD RENTAL HISTORY FOR ANY REASON, OR HAS AN EVICTION, THE APPLICATION WILL BE DENIED.

ALL PREVIOUS ADDRESSES MUST BE LISTED ON THE APPLICATION FOR VERIFICATION. OMITTED ADDRESSES MAY BE CAUSE FOR THE APPLICATION TO BE DENIED.

NIELSEN PROPERTY MANAGERS DOES NOT CONSIDER RENTAL HISTORY FROM RELATIVES, FRIENDS, CO-WORKERS, FRIENDS OF FAMILY, MILITARY HOUSING, GROUP HOMES, OR SUB-LETTING SITUATIONS TO BE VERIFIABLE.

RECENT/EXCESSIVE BAD CREDIT, LATE PAYS/COLLECTIONS AND/OR BANKRUPTCY, ALONE, MAY BE CAUSE FOR THE APPLICATION TO BE DENIED.

APPLICANTS WHO HAVE FILED BANKRUPTCY WILL BE CONSIDERED, AS LONG AS NO BAD DEBTS HAVE BEEN INCURRED SINCE THE FILING AND OTHER AREAS OF CRITERIA ARE STRONG.

DISCREPANCIES BETWEEN INFORMATION PROVIDED BY A CREDIT REPORTING AGENCY AND INFORMATION PROVIDED BY THE APPLICANT MAY BE CAUSE FOR THE APPLICATION TO BE DENIED.

**Nielsen Property Managers, Inc.**

CERTAIN PROPERTIES ARE SUBJECT TO SPECIAL OWNER REQUIREMENTS.

***EQUAL HOUSING OPPORTUNITY***