

APPLICATION AND ENTRANCE REQUIREMENTS

Dear Prospective Resident,

Thank you for your interest in an LCOR Inc. property. The following information is provided in an effort to assist you. The LCOR Inc. Leasing Consultant will be very happy to provide you with any other information you may require in order to completely familiarize you with our community. We respectfully advise you to review the following information, so that you may understand the entrance standards and application processing procedures. Apartment availability is subject to change throughout any given day.

Our property does business in accordance with the Fair Housing Act. We provide equal housing and service for all people regardless of race, color, religion, sex, national origin, handicap, familial status, or other protected class by state or local jurisdiction.

1. Heathergate at Oxford Valley is a 55 and over age restricted community and is intended to be used for "Housing for Older Persons" as the term is defined in section 8.5(D)(2) of the Fair Housing Act of 1988, 42 U.S.C. 3607 (b)(2), as amended and the regulations promulgated (or Promulgated there under)(the "Fair Housing Act").
2. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Each applicant must have acceptable previous rental history as provided on a credit report. Homeowners must provide proof of ownership and mortgage payment history. Applicants with collections, judgments or evictions from previous housing situations will be denied. Credit history will also determine security deposit amounts.
3. Each applicant must present original and valid photo ID and have established an acceptable credit history, verifiable with one of the three major credit bureaus.
4. The minimum income requirement is easily determined by adding the gross annual income of the applicants. This total income must be equal to 25 times the monthly rent. Additional sources of income may be considered including 10% of verifiable cash or cash equivalent assets.
5. Employment verifications must be written on company stationery, and signed by an authorized supervisor or personnel department. Date of hire, amount of gross annual income and position with the company must be stated.
6. Applicants total indebtedness must be no more than 20% of the total gross annual income excluding rent and utilities
7. In the event that any applicant has been discharged of their debts through any and all bankruptcy procedures, the bankruptcy must be no less than 5 years old and the applicant must have established good credit since the bankruptcy. An automatic two months security deposit will be required at move in.
8. Applicants must exhibit no criminal conviction involving violence, firearms, illegal drugs, theft, crimes involving theft or destruction of property, or any crime involving a minor. Applicants permit management to run a background check based on resident addresses for the last 24 months. The application will be rejected if any of the above convictions have been in the last 10 years.
9. Occupancy standard are as follows:

1 Bedroom	2 Occupants Maximum
2 Bedroom	4 Occupants Maximum

(Subject to the requirement of Federal or Local Law)
10. Reasons for NOT approving an applicant include but are not limited to: recent bankruptcy, insufficient income, criminal record, household size exceeding occupancy limits, and falsification of the application information.

Signature

Signature

Equal Housing Opportunity