

CENTURY TOWERS PARAMETERS AND APPLICATION GUIDELINES

Century Towers has one bedroom and two bedroom apartments. Residents are responsible for the heating and air conditioning bill to their apartment and management shall pay water, trash pick up, sewer, gas, and electric.

The deposit on all of the apartments is \$175.00, which is refundable (less \$25 carpet cleaning fee), providing the resident follows the following move-out procedures:

1. The full term of the lease has expired.
2. A written notice of intent to vacate was received on or before the 1st at least 90 days prior to vacating (notice to vacate runs through the end of a calendar month).
3. The apartment was cleaned thoroughly and there wasn't any damage to the apartment beyond normal wear and tear.
4. All account balances have been paid in full.
5. All keys, parking permits, etc. were returned by the last day of the lease agreement.
6. A forwarding address was left with management in writing.

The deposit is mailed to your forwarding address, addressed to all leaseholders, postmarked within one month of lease expiration.

Based on square footage and number of bedrooms, there are to be no more than three occupants per one bedroom apartment and five occupants per two bedroom apartment.

Century Towers allows certain pets less than 50 pounds at full growth as long as they are at least six (6) months old. Any pet prohibited by law in Jackson County is not permitted on the premises. Cats must be declawed and spayed/neutered. There is a two pet maximum (total weight at full growth not to exceed 50 pounds combined) per apartment. Cats and dogs are the only non-caged animals allowed. All other pets must be in approved cages or aquariums. A signed written pet agreement is required for ALL pets. A \$250.00 deposit (\$50 nonrefundable) is required for all pets, plus a \$10/month/pet fee. Proof of current vaccinations is also required. Authorization from management must be obtained prior to housing any pet. Management reserves the right to refuse any pet for any reason. **NO EXOTIC PETS.** Reptiles (small lizards less than 3 pounds accepted), monkeys, spiders, scorpions, raccoons, squirrels, opossums, anteaters, and armadillos are not allowed.

The application is processed based on the following qualifications:

1. Applicant must have verifiable monthly income of two and one half (2.5) times the rent amount. If self employed, pay stub and/or previous year income tax return required.
2. Applicant must have held verifiable employment with his or her current employer for at least 6 months.
3. Applicant must have a positive and verifiable rental or mortgage history of at least six months (evictions, foreclosures, disturbances, legal notices, outstanding balances, etc. disqualify the applicant).
4. Applicant must have a positive credit rating that is verifiable. Bankruptcies must be discharged, at least one year old, and positive credit established since bankruptcy (undischarged bankruptcies disqualify the applicant).
5. Applicant must not have been convicted of or pleaded guilty or "no contest" to any felony charges or any misdemeanor sexual misconduct charges.
6. Applicant must be at least 18 years of age.

ALL APPLICANTS MUST MEET REQUIREMENTS #5 AND #6 TO BE CONSIDERED FOR RESIDENCY . APPLICANTS WHO LACK THE OTHER REQUIREMENTS MAY REQUIRE A CO-SIGNER OR ADDITIONAL DEPOSIT.

CO-SIGNERS must make five (5) times the amount of rent as verifiable monthly income, have excellent, well-established credit, and have excellent rental or mortgage history.

There is a non-refundable application fee for each applicant. The reservation fee, applications, and application fees are required to reserve an apartment. The reservation fee is non-refundable unless the application is denied. Upon execution of the lease, the reservation fee will be applied to costs due at move-in. **NO CASH ACCEPTED!**

The above guidelines and parameters are subject to change without notice.

Non-discrimination on the basis of race, religion, color, sex, national origin, disability, or familial status is the comprehensive policy of our company. CT 06/01/09