Resident Selection Criteria

SafeRent[SM] Applicant Screening and SafeRent[SM] Criminal Search

1. **Identity Verification.** A government issued photo identification will need to be presented by all applicants and co-signors (18 years of age or older) personally.

2. **Consent to Verify Credit and Criminal Background**. All applicants and co-signers must agree to the following by executing this Resident Selection Criteria form, a rental application form, and consent form:

   I hereby consent to allow CK Property Management, LLC as authorized agent for, [**Compass Bay Apartments**], through its designated agent and its employees, to obtain and verify my credit information, and to obtain a criminal background search, and related information, for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, [**Compass Bay Apartments**] and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

3. **Scoring of your Consumer Credit Report**. [**Compass Bay Apartments**] uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. If you would like information regarding how to improve your credit score, please let us know and we will provide you with more detailed information regarding this process. Based upon your credit score, your application will be either be rejected, conditionally approved, or conditionally approved with the condition that an additional security deposit is paid. If your application is rejected or is conditionally approved with conditions, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

4. **Criminal Background Search**. If your application is conditionally approved or conditionally approved with conditions, we will conduct a criminal background search. It is our policy not to lease to applicants which (subject to but not limited to) possess a felony conviction, or misdemeanor criminal conviction - for crimes against persons, property, or involving possession, manufacture, or delivery of a controlled substance, or any other illegal drugs. If the criminal background search reveals past criminal behavior, then in CK Property Management, LLC's sole and absolute discretion, the conditional approval of your lease application may be withdrawn.

5. **Income Verification**. If your application is conditionally approved or conditionally approved with conditions, we will require verification of income by receipt from you two previous, but most recent pay stubs. If we are unable to verify your income or your income is contrary to your lease application, our acceptance of your lease application will be withdrawn.

6. **Approval of Application**. Your application will be approved or approved with conditions once CK Property Management, LLC has satisfactorily reviewed and approved your application, including verification of credit information, criminal background search and related information and income verification. CK Property Management, LLC will notify you, when your application has been approved or has been approved with conditions.

By my signature below, I certify that I have read and understand the *Resident Selection Criteria* listed above and allow CK Property Management, LLC., as authorized agent for, [Compass Bay Apartments], through its designated agents and its employees, to obtain and verify my credit, criminal background, and related information, for the purpose of determining whether to lease an apartment to me.

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Applicant's Signature **Date**

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Co Applicant's Signature **Date**

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Co Applicant's Signature **Date**

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Co Applicant's Signature **Date**

Office Use Only: Proposed Apartment # _____

Copy of this document provided to Applicant(s) by _____
Name of Employee