RESIDENCY SELECTION CRITERIA

CREDIT HISTORY - Applies to Applicants Only

Your credit history will be screened through a third party service provider for purposes directly relevant to fitness as a tenant, except as otherwise required by applicable law. A recommendation for approval or denial will be determined by a mathematical analysis of information found in Your consumer credit report, Your Application, and Your previous rental history. The consumer credit report may include account payment history, number and type of accounts, collection activity, outstanding debt, and other inquiries permitted by applicable law. In addition, to the extent permitted by applicable law, the analysis may consider information such as income-to-rent ratio. As stated above, the application results may factor into determining the amount of the required security deposit, or Your Application may be denied.

Factors that may result in an automatic denial of Your Application include are:

- Use of a false Social Security Number
- Unpaid housing debt owed to MAA
- Failure to meet MAA's Income Requirements

We have the right to review Your prior rental history, including but not limited to, failure to pay rent timely, certain unsealed eviction history, unpaid rent balance or damages, and any history of disturbances at Your previous residence(s).

IDENTITY AND AGE VERIFICATION – Applies to Applicants, Occupants, and Guarantors

All individuals of legal age that will reside in the apartment must be listed as either a financially responsible leaseholder or a non-financially responsible occupant and must sign this Application.

You must provide a Government issued photo identification and must be of adult legal age in the state in which the community is located (18 years of age in most states) to be a signatory to an apartment lease agreement. Occupants who will be residing in the apartment under Your lease and who are of adult legal age must also provide a Government issued photo identification. Any Guarantor of Your lease must provide a Government issued photo identification.

The Fair and Accurate Credit Transaction Act of 2003 (FACTA), requires that You must provide a Government issued identification during the application process. Identification provided must match information provided in Your Application. If You have a "fraud alert" noted on Your credit report, Your Application will be under further review until Your identity can be confirmed by our third party service provider using the contact method provided on the credit report.

We will deny residency to any Applicant or Occupant who provides false information. The denial will apply to all individuals listed in this Application. If we are unable to authenticate Your identity, You will need to provide additional information in order for us to proceed with the processing of Your Application. We will not accept as a Guarantor an individual who provides false information or whose identity cannot be authenticated.

We have contracted with SafeRent Solutions, LLC and ID Analytics, Inc. (collectively, "Vendors") to receive certain identity verification product(s) in connection with Your application. In connection with Your application, You may be required to share certain nonpublic personal information (as defined by the Gramm Leach Bliley Act, 15 U.S.C. § 6802(e)) with the Vendors; however, MAA does not control the Vendors and is not responsible for the Vendors' actions. The Vendors maintain their own independent privacy and data collection and use policies and practices. If You visit or use a site or service (whether a Vendor's or otherwise) that is linked to or from the MAA website or to which You are directed in connection with Your application, MAA encourages You to consult and review that site's or service's privacy policy before providing any personal information. By submitting an application to MAA, You consent to the use of any personal information that You provide in connection with the processing of Your submitted application, to verify Your identity, and for any other purpose permitted under applicable law. **By submitting Your application, You (a) release MAA from any and all claims, demands, and damages (actual and consequential) of every kind and nature, known and unknown, arising out of or in any way connected with (i) the use or safeguarding by any of the Vendors of any personal information submitted by You in connection with Your application, or (ii) the results of any identity verification services performed by any of the Vendors, and (b) waive any protections (whether statutory or otherwise, for example, California Civil Code § 1542) that would otherwise limit the coverage of the foregoing release to include only those claims that You may know or suspect to now exist in Your favor.**

CRIMINAL HISTORY – Applies to Applicants and Occupants of Adult Legal Age

Your criminal history, and the criminal history of each person of adult legal age in the state in which the community is located who will be residing in the apartment, will be screened through our third party service provider for approval recommendation. Criminal background history will only be obtained and considered after we make a conditional offer to rent. We will consider only those records as expressly permitted under Federal, State and/or local law or regulation. We will not consider any arrests or pending charges, or conviction records prohibited under Federal, State and/or local law or regulation. If You or anyone who will reside in the apartment who is subject to a criminal background check is identified as potentially posing a heightened risk of crime at the apartment community, You and they will be afforded the opportunity to provide additional information for our consideration.

Each person who is identified for further review will be individually assessed using the factors described below:

- the facts or circumstances surrounding the criminal conduct;
- the age of the individual at the time of the occurrence of the criminal offense;
- evidence of a good tenant and employment history before or after the conviction or conduct;
- evidence of rehabilitation efforts;
- the time that has elapsed since the occurrence of the conduct;
- any information about the individual that indicates good conduct since the offense occurred; and
- any other factor related to whether the individual's specific criminal history creates the potential that MAA's current residents, employees, or property will be exposed to a heightened risk of crime.

Any person requested to provide additional information for further review must do so within fourteen (14) days of our written request. We will notify such person of our decision whether or not to approve them for residency within thirty (30) days of our request for the additional information. Notice of our decision will be made in writing.

Please note that, except as otherwise required under applicable Federal, State and/or local law or regulation, no apartment will be held while you gather this information and while MAA conducts its assessment of any additional information you provide. However, if your rental application is approved upon this additional review and assessment, MAA will make an effort to match you with a comparable apartment available at that time.

INCOME REQUIREMENTS – Applies to Applicants

Except as otherwise required by applicable law, the combined monthly income of the signatories to the apartment lease agreement must equal or exceed two (2) times the monthly rent of the applicable apartment home.

INCOME VERIFICATION – Applies to Applicants

If Your Application is accepted or accepted with conditions, You must provide verification of income **within 48 hours**. Acceptable proof of income documentation includes: two or more of Your pay stubs within the last 60 days, a signed offer letter containing compensation information on company letterhead dated no more than 60 days ago, or two bank statements showing recurring pay deposits within the last 90 days. If we are unable to verify Your income or Your income differs from what You listed in Your Application, acceptance of Your Application will be withdrawn. Failure to provide required documentation of Your income prior to taking occupancy will result in denial of Your right to residency.

ADDITIONAL INFORMATION REGARDING OUR APARTMENTS AND RESIDENT REQUIREMENTS

FOR THOSE PAYING BY CHECK:

When You provide a check as payment, You authorize us either to use information from Your check to make a one-time electronic fund transfer from Your account or to process the payment as a check transaction. When we use information from Your check to make an electronic fund transfer, funds may be withdrawn from Your account as soon as the same day You make Your payment, and You will not receive Your check back from Your financial institution.

ADDITIONAL FEES

In addition to monthly rent, You may be required to pay utility-related fees each month that may include, but that are not limited to, fees for electricity, gas, water, sewer, storm water, utility infrastructure fees, and other charges imposed by the local municipality.

You may also be charged monthly fees disclosed on the Fee Information Sheet included herein. You acknowledge and agree that the fees for these non-utility-related services include not only our cost to provide the service(s) to You but also a mark-up representing our profit relating to the service for which You are being charged, and that taxes will be assessed on such services as required by law.

INSURANCE REQUIREMENT

You will be required to maintain resident liability coverage for Your apartment in the minimum amount of $100,000.00 per occurrence. Proof of such liability coverage (acceptable to MAA in its sole discretion) must be provided to MAA prior to the initial date of the lease period. The policy must (i) be maintained on an "in force" basis until the final date of the lease period (including any renewals or extensions), (ii) list Mid-America Apartments, L.P. as interested party or certificate holder, and (iii) comply with all other requirements set forth in your lease. Violation of this requirement will result in a non-compliance charge in the amount of $16.00 per month, until such time as proof of a compliant policy is provided to MAA. In the event of non-compliance, MAA will purchase an insurance policy to provide liability coverage to MAA in connection with the apartment home; however, such policy provides no coverage to you and is solely for MAA's benefit. The non-compliance fee reflects the premium cost for the policy along with a profit margin to MAA. You must obtain your own insurance coverage, or you will be charged the non-compliance fee.

FLOOR PLANS AND OCCUPANCY STANDARDS

Photos, other images and apartment floor plan descriptions are intended to be representative only and may not fully and accurately represent the specific characteristics of Your apartment.

While occupancy standards vary depending on the characteristics of particular floor plans, a general guideline is as follows: One bedroom – no more than two occupants; Two bedroom – no more than four occupants; Three bedroom – no more than six occupants; Four bedroom – no more than eight occupants. In addition to two occupants per bedroom, You may also have one infant that is two years or less per bedroom.

PRIVACY INFORMATION:

Certain services provided by MAA or by third party suppliers selected by MAA may result in the collection of personal information concerning You. You agree that MAA will not be responsible for any release of Your information, will not be responsible for the acts or omissions of any third party service provider, and does not guarantee or warrant any services provided by any such third party.

BY PROCEEDING WITH THE ONLINE APPLICATION, THIS INDICATES THAT YOU HAVE HAD THE OPPORTUNITY TO REVIEW MAA'S RESIDENCY SELECTION CRITERIA. THE RESIDENCY SELECTION CRITERIA MAY INCLUDE FACTORS SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. IF YOU DO NOT MEET THE SELECTION CRITERIA, OR IF YOU PROVIDE INACCURATE OR INCOMPLETE INFORMATION, YOUR APPLICATION MAY BE REJECTED AND YOUR APPLICATION FEE WILL NOT BE REFUNDED.

MAA Massachusetts Avenue Fee Information Sheet

Application Fees

Application Fee	$50.00 *per applicant*. Non-refundable, unless MAA fails to conduct screening for any reason.
Guarantor Application Fee	$50.00 *per guarantor*

Required One-Time Fee

Holding Deposit	$385.00. The Holding Deposit shall be paid at the time of approval of Your application, except as otherwise required by applicable law. The Holding Deposit is not a security deposit and is due as consideration for Landlord holding the Apartment for you from the time You submit Your Application to MAA until the time You take possession of the Apartment. If You abandon this Application within 48 hours of notification of approval of this Application to MAA, You understand that MAA will return the Holding Deposit. If You abandon this Application after 48 hours of notification of approval of this Application or if You fail to occupy the Apartment at the agreed upon time for any reason, You understand that MAA will keep Your Holding Deposit as liquidated damages.
Non-Refundable Amenity Fee	$300.00. The Amenity Fee is a non-refundable fee due at move-in that will be used to help pay for costs associated with community amenities.
Refundable Security Deposit	$100 - $300. A higher security deposit of up to one month's rent may be required based upon the screening results of Your application.

Optional Monthly Fees

Monthly Pet Rent	$18.00 per dog or $18.00 cumulatively for other common household pets
Monthly Parking Fees	Single Reserved Space - $225.00 per month Tandem Space - $400.00 per month Motorcycle Space - $100.00 per month
Monthly Storage Fees	Storage spaces are available for rent starting at $85.00 per month. Prive varies by square footage. Subject to availability.

Situational Fees

Late Fee	Fee in the amount of 5% of monthly base rent if rent is not paid as of the sixth (6^{th}) of the month
NSF Fee	$4.00 fee charged for a returned payment
Early Termination Fee	Fee equal to the sum of two times monthly base rent
Additional Termination Fee	Fee equal to rent for the period equal to sixty (60) days less the actual number of days notice you provide for early termination
Transfer Fee	Fee in the amount of 50% of Monthly Base Rent charged if You elect to transfer to another apartment home before the end of the lease term
Roommate Release Fee	$53.00 fee to remove a roommate from the lease
Renters' Insurance Noncompliance Fee	$16.00 per month fee if evidence of the required liability insurance is not supplied to landlord

DISTRICT OF COLUMBIA: You have the right to obtain a free copy of any credit or consumer report in the event of a denial or other adverse action by contacting SafeRent Solutions:

SafeRent Solutions LLC Consumer Support
P.O. Box 3890
Coppell, TX 75019
Phone: (888) 333-2413
Email: consumersupport@saferentsolutions.com.

You have the right to dispute any information relied upon by MAA that is inaccurately or incorrectly attributed to You or which You contend is based upon criteria prohibited by applicable law. You have the right to receive a response from MAA regarding any information disputed by You. You have the right to file a complaint with the Office of Himan Rights or pursue civil action via the Superior Court of the District of Columbia if you believe MAA has violated D.C. Code § 42-3505.10**.**

APPLICATION FEE

You understand that MAA will never refund Your Application Fee(s) after You sign this Application except as required by applicable law. If MAA declines Your Application, You understand that MAA will return all other fees listed above. MAA will respond with a conditional approval or denial decision based on credit

screening within two (2) business days.

If You abandon this Application within 48 hours of submitting this Application to MAA, You understand that MAA will return all fees other than Your Application Fee(s), unless return of the Application Fee(s) is required by applicable law. You are entitled to a refund of any unused application fee.

HOLDING DEPOSIT

A Holding Deposit shall be paid at the time of approval of Your Application, except as otherwise required by applicable law. The Holding Deposit is not a security deposit. The Holding Deposit is due as consideration for Landlord holding the Apartment for You from the time You submit Your Application to MAA until the time You take possession of the Apartment. You understand that if You are approved, execute a Lease Agreement, and occupy the Apartment, then the Holding Deposit will be considered a refundable Security Deposit under the terms of Your Lease.

If You abandon this Application within 48 hours of notification of approval of this Application to MAA, You understand that MAA will return the Holding Deposit, but that the Non-Refundable Application Fee(s) will not be returned except as required by applicable law. If You abandon this Application after 48 hours of notification of approval of this Application or if You fail to occupy the Apartment at the agreed upon time for any reason, You understand that MAA will keep Your Holding Deposit as liquidated damages. You acknowledge that any injury to MAA caused by Your abandonment of this Application after 48 hours of notification of Application approval or Your failure to occupy the premises at the agreed upon time is too difficult to accurately estimate. You therefore agree that MAA and You intend to provide for damages rather than a penalty in these situations, and that MAA's retention of the Holding Deposit is a reasonable estimate of MAA's probable loss from such an abandonment or failure to occupy the Apartment.