

SUMMARY OF JAZZ ON THE BOULEVARD PROPERTY SPECIFIC REQUIREMENTS

Applicants must currently be lease compliant and satisfy the following Property Specific Screening Criteria for occupancy at the Jazz on the Boulevard development. Management will consider any mitigating circumstances. The following list summarizes these requirements, as well as, the standards for establishing that an applicant is working towards meeting these requirements.

Minimum Age

You must be at least 18 years old. If you are under 21, you must provide an acceptable third party to guarantee your ability to pay your rent and meet the standards and performance under the lease.

Credit and Financial Standing

You must have no delinquent debts over \$1,000. If you have delinquent debts in excess of \$1,000, Management will consider any mitigating circumstances that you can document, as well as, a good history of paying rent and utilities in a timely manner.

You must have no landlord judgments within the past two years. If you have any landlord judgments within the past two years, Management will only review judgments that are the result of a landlord or Section 8 program administrator's failure to comply with their respective obligations.

You must not have been in bankruptcy in the past four years. If you have been in bankruptcy in the past four years, Management will consider any mitigating circumstances that you can document.

You must not have any debt due to any public housing authority. If you have any debt due to any public housing authority, Management will consider any mitigating circumstances that you can document.

You must not have any outstanding delinquencies to any utility provider. If you have any outstanding delinquencies to any utility provider, Management will require proof that you are on a payment plan, that you have been in good standing for six months on the payment plan, and that the utility is willing to re-establish an account with you.

Employment

All household members 18 years old and over must be working at least thirty (30) hours a week. Management will accept the following activities to make up the thirty (30) hours: (1) employment; (2) enrollment in and regular attendance in an economic self-sufficiency program; and (3) enrollment and regular attendance in a regular program of education, including GED classes, secondary or post-secondary education, or English proficiency or literacy classes. Management will require written verification for any of the mentioned activities that make up the thirty (30) hours. In the case an applicant does not meet the thirty (30) hour requirement, such applicant could submit third party verification of participation at less than thirty (30) hours in any or a combination of activities described above and a reasonable plan for increasing participation

Management will make exceptions for one adult family member who elects to stay home to care for young children, if all other adults in the household that are working and applicants who are age 62 or older, blind or disabled, or the primary caretaker of a blind or disabled person.

Home Visit

Your household may be subject to a home visit that conducted by Chicago Connections on behalf of Management. If the unit inspected shows health or safety hazards caused by the applicant or other potential occupant, housekeeping that contributes to infestation, or damage to the unit caused by the applicant or potential occupant, Chicago Connections will document any concerns and inform Management. If Chicago Connections informs Management of any problems, you may show you are working to meet this requirement by passing a second home visit thirty (30) or more days later and by demonstrating to Management's satisfaction that the circumstances which caused you to fail the initial home visit no longer exist or are under control and are unlikely to happen again.

SUMMARY OF JAZZ ON THE BOULEVARD PROPERTY SPECIFIC REQUIREMENTS - CONTINUED

Drug Related Activity

All household members 18 years old and over must pass a drug screening at the initial application. If you fail a drug test, but enroll in and successfully complete a drug rehabilitation program, as certified by a reliable drug treatment counselor or program administrator, and pass a subsequent drug test, you will be deemed to have satisfied this requirement, and processing of your application to determine compliance with other criteria will continue.

Management may reject an applicant if there is documentation of applicant's use, pattern of illegal use of a controlled substance, or such person's use or pattern of abuse of alcohol which may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents or Management.

Child Care

You must provide written evidence demonstrating that children over six (6) years old are enrolled in school and that adequate day care or supervision will be provided to children under ten (10) year old.

Residential History

Management will verify and document the past three (3) years of your housing and/or past two landlords. History and written evidence of the following will result in possible rejection: history of physical violence to persons or property; behavior adversely affecting the health, safety, or peaceful enjoyment of other residents; criminal activity by a guest or visitor that threatened the health, safety, or peaceful enjoyment of other residents; consistent failure to pay rent; lease violations; and activity that involved causing a fire on or near residential premises.

Criminal Activity:

If you are 18 or older, you will be subject to a ten (10) year criminal background check. Management will may reject applicants if there is evidence of the following:

- a. Felonies
- b. Physical violence to another person or property, assault, aggravated assault, or activity which would adversely affect the health, safety, or peaceful enjoyment of the premises by other residents, the Management or its employees;
- c. Drug-related criminal activity, including but not limited to the illegal manufacture, sale, distribution, possession, storage, service, delivery or cultivation of a controlled substance;
- d. Criminal activity involving a weapon; or
- e. Criminal activity that involved arson.

Management will consider the seriousness of the offense, whether or not the applicant was convicted of the offense, the circumstances surrounding the offense, and whether the offense occurred only once or was repeated. In addition, Management will consider mitigating circumstances that support an applicant's assertion that the applicant is no longer involved in criminal activity and that his or her prospect for lease compliance is acceptable.

Exceptions to the property specific requirements:

The Management will consider the criteria above in light of mitigating circumstances. Mitigating circumstances are facts relating to an applicant's current behavior which, when verified, would indicate: (1) the reason for the unsuitable behavior is no longer in effect or is under control; and (2) the applicant's prospect for lease compliance is an acceptable one.

A copy of the Tenant Selection and Rejection Criteria portion of the "Tenant Selection Plan" is attached and contains the actual list of screening criteria.