

APPLICATION APPROVAL CRITERIA

Criteria for properties owned by: First & Main LLC, C-Ville Business Park LLC, Goodman Street Properties LLC, Market Square LLC, Ponderosa Land Trust, 400 Preston Avenue LLC, WP Richmond Road LLC, WP South Street LLC, Pink Warehouse LLC, West South Street LLC, WP 501 Cherry LLC, WP CASC LLC, WP Preston LLC, East Market LLC

Income: Applicant (Business) must have verifiable income that is equal to approximately 3 times the monthly rent and be registered with the State Corporation Commission.

Lease Guarantor: Required and must have verifiable income that is equal to approximately 4 times the monthly rent.

Credit: Applicant must have established credit with good ratings (information obtained from credit report)

An application may be denied for the following reasons:

- (a) The applicant has extreme adverse credit or
- (b) The applicant has an adverse rental reference.

An application will be automatically denied for any of the following reasons:

- 1) The applicant has an unpaid, or otherwise unsatisfied, judgment or collection on their credit report from a rental company.
- 2) The applicant has any open (non-discharged) bankruptcies.
- 3) The applicant has been convicted of a felony charge within the past 10 years or any are pending.
- 4) The applicant has been convicted of a felony or misdemeanor, or any are pending, involving weapons or bodily harm.
- 5) The applicant has been convicted of any felony charge, or any are pending, on more than one (1) occasion.
- 6) The applicant has been convicted of any misdemeanors, or any are pending, on more than two (2) occasions in the past three years.
- 7) The applicant is listed in the database at the Office of Foreign Assets Control (OFAC), a government watch office.
- 8) Landlord is unable to verify the applicant's social security number, if applicable.
- 9) Falsification of application by applicant.

If the application is denied based on credit information obtained from a credit report or information received from a third party, a letter will be mailed to the applicant stating so. If the application is approved, a security deposit is due upon signing the rental agreement.