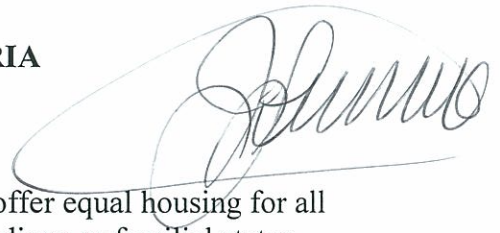


**RESIDENTIAL RENTAL CRITERIA  
REVISION AS OF 12/2007**



It is Metric Property Management's policy to actively pursue and offer equal housing for all persons regardless of race, color, religion, sex, national origin, handicap or familial status.

**City View Lofts at Universal** Apartments require all residents to meet the following Rental Criteria:

**POLICIES**

- All persons leasing an apartment must be of legal age to sign a contract. Applicant must be 18 years or older or an emancipated minor. An emancipated minor is a person less than 18 years of age who is or has been married, is on active military duty or has a court-issued emancipation order. All applicants 18 years and older must be included as a leaseholder.
- A credit report will be processed on all applicants to verify account credit ratings. Metric utilizes a credit screening company, Credit Retriever, where income plus verified credit history will be entered into a credit scoring model to determine rental eligibility and security deposit levels. Unfavorable accounts which will negatively influence this score include, but are not limited to, collections, charge-offs, repossession, and current or recent delinquency.

Metric Property Management, Inc. also performs verification of identification, rental history and income/employment history for each applicant. A satisfactory criminal background check of all prospective occupants 18 years and older, except for those apartment communities located in California, and an eviction check of each applicant must be completed before final approval consideration is given.

Additional Deposits will be required for all LOW ACCEPT and CONDITIONAL ACCEPT Credit Recommendations, as specified in Clause 14 of this document.

A REFER Credit Recommendation occurs on applicants with little or no credit history. In such cases, additional identification and credit/income Verification standards must be met. If these criteria are met, an additional deposit will be required. If an applicant receives a REFER Credit Recommendation due to a "High Risk Collection" result, only the District Manager may approve with sufficient proof that this apartment related collection has been satisfied.

- If there are two or more applicants, a joint credit report will be run. Joint reports weigh the combinations of income and risk amounts, or the aggregate score, of all the applicants' ability to pay the total rent.
- **Income Verification** or other approved documentation is required within the 72 hour cancellation period by providing Metric Property Management, Inc. two consecutive pay stubs from the last 60 days or an offer letter on employer letterhead stating starting salary, start date and terms of employment (ie full-time, length of contract, etc). The income to rent ratio must be 2.5 to 1 to qualify.