

Corporate Credit Application

Please return completed Corporate Credit Application Paperwork via fax to: **XXX-XXX-XXXX**

STATEMENT OF RENTAL POLICY

November 2010

Welcome to COMPANY NAME. Before your Company applies to rent an apartment home, please take the time to review this Corporate Statement of Rental Policy. For the purpose of this document, the term "Company" is defined as the company/organization who will be signing the Lease. The term "Occupant" is defined as the person or persons who are authorized as occupants under the Lease. Please note that these are the current rental criteria for COMPANY NAME; nothing contained herein constitutes a guarantee or representation that all Companies and Occupants currently residing with COMPANY NAME have met these requirements. There may be Companies who began residing with COMPANY NAME prior to these particular criteria going into effect; additionally, the ability to verify whether these requirements have been met is limited to the reliability of information received from Companies and outside services used.

EQUAL HOUSING: COMPANY NAME is an Equal Housing Provider. We do business in accordance to the Federal Fair Housing Act and do not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. Additionally, we provide housing in accordance with all other state or local laws if those laws provide greater protection than the Federal Fair Housing Act.

SCORING OF YOUR CORPORATE CREDIT REPORT: COMPANY NAME uses an empirically derived, statistically sound, credit scoring system to evaluate your corporate credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your corporate credit report contains information about the credit experiences of the Company, such as your bill payment history, the number and type of accounts, late payments, collection actions, outstanding debt, and the age of your accounts. Using Experian Business Credit Information, we receive a recommendation (score) after this service compares this information to the credit trends of other Companies to predict how likely it is that you will pay your rent in a timely manner and fulfill your lease obligations. Based upon this recommendation (score) and the results of reference checks, your Corporate Credit Application will be accepted, rejected or accepted with conditions (deposit). The following is the criteria that will be used by Experian Business Credit:

Experian Business Credit Score	50-100	Approved
Experian Business Credit Score	30-49	Approved with conditions
Experian Business Credit Score	0-29	Declined

Regardless of the score reported for the Company by Experian, if the Experian Business Credit Report has no credit lines reporting, the application is still pending. If the application is approved after satisfactory reference checks, Company will be required to pay one month's rent as a security deposit prior to move-in.

In addition, if any of the following conditions appear on the Experian Business Credit Score (regardless of the score) the Corporate Credit Application will be declined:

1. Any collections or judgments that are apartment related
2. If Experian cannot find a credit report matching the information provided by Company
3. Any bankruptcy in the last 24 months

Any additional judgment tax liens or collection may result in an approval with conditions regardless of the score.

COMPANIES WITH NO UNITED STATES FEDERAL TAX ID NUMBER: Companies applying for credit with COMPANY NAME but have no United States-issued federal tax ID number will be subject to different approval criteria. COMPANY NAME will contact references supplied by Company and reserves the right to approve, approve with conditions or decline based on the results of these references.

CRIMINAL BACKGROUND CHECKS: Company represents and warrants to COMPANY NAME that neither the Occupants nor any Authorized Persons have a criminal history involving a conviction or deferred adjudication for a felony or sex-related offense.

CORPORATE CREDIT APPLICATION

Company Name: _____

Contact: _____

E-mail: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

Fax Number: _____

Authorized Signer: _____

Title: _____

Type of Business: _____

Tax I.D. Number: _____

Date Business Established: _____

State Incorporated: _____

Bank: _____

Account Number: _____

Contact: _____

Email: _____

City: _____

State: _____

Zip: _____

Accounts Payable Contact: _____

Phone Number: _____

Email: _____

Billing Address: _____

City: _____

State: _____

Zip: _____

How would you like your invoices/receipts sent?

Email

Mail

Please provide email or address if different than above: _____

CREDIT REFERENCES:

Shipping companies, office supply and telephone companies are NOT accepted references.

1. Company Name: _____

Account #: _____

Phone Number: _____

Contact: _____

Fax Number: _____

Email Address: _____

2. Company Name: _____

Account #: _____

Phone Number: _____

Contact: _____

Fax Number: _____

Email Address: _____

3. Company Name: _____

Account #: _____

Phone Number: _____

Contact: _____

Fax Number: _____

Email Address: _____

The Lease Agreement will not become effective until COMPANY NAME approves this Application.

AUTHORIZATION: By signing this application, Company warrants and represents the information on this application for residency is true and correct and that COMPANY NAME is authorized to verify this information. However, Company acknowledges and understands that COMPANY NAME undertakes no obligation to verify the accuracy of any information provided by Company in this application. All persons/firms named may freely give any requested information concerning Company, and I hereby knowingly and voluntarily waive all right of action for any consequence resulting from such information. In addition, I hereby authorize COMPANY NAME to release any and all information in this application on my behalf and for my benefit. Any false information, statement, or response on this application will constitute ground for immediate rejection of this application and, if applicable, may lawfully serve as basis for lease termination and/or eviction.

Company hereby gives COMPANY NAME permission to contact the references listed above for the sole purpose of establishing a line of credit for corporate apartment rentals.

COMPANY NAME:

COMPANY NAME RESIDENTIAL SERVICES, INC. DBA
COMPANY NAME

COMPANY NAME RESIDENTIAL SERVICES, INC. DBA
COMPANY NAME

As agent for Lion COMPANY NAME Realty Limited Partnership

COMPANY:

By: _____

Name: _____

Title: _____

Signature: _____

Name: _____

Title: _____