

W.A. Knight Building Development, L.L.C.
118 West Adams Street, Suite 700
Jacksonville, Florida 32202

THIS ADDENDUM IS HEREBY MADE A PART OF THAT CERTAIN LEASE AGREEMENT DATED _____,

EXECUTED BY _____ (RESIDENT) FOR APARTMENT # _____.

RULES AND REGULATIONS

The following Rules and Regulations have been established by Management and are considered an addendum to your Lease Agreement. Failure to comply with said Rules and Regulations may, at the discretion of management, be grounds for termination of the Lease Agreement.

1. RENTAL PAYMENT: Rent is due on the first day of each month and late on the second. Rent received after 5:00 p.m. on the 3rd day will be assessed a late fee of \$35.00 as specified in the Lease Agreement. Payments, which do not include the late fee as required, will not be accepted. All late rent and charges must be paid by cashier's check, certified check or money order. After you tender two (2) NSF checks, personal checks will no longer be accepted and all monies due must be paid by cashier's check, certified check or money order. Please mail or deliver your rental payment to the following address: W. A. Knight Building Development, L.L.C., 118 West Adams Street, Suite 700, Jacksonville, FL 32202.

To avoid misunderstandings regarding the SECURITY DEPOSITS that are made at the time you sign your Lease Agreement, the following information is provided:

RELEASE OF THE SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS:

1. Full term of lease has expired, and all persons have vacated the Apartment
2. You must properly comply with all notice to vacate requirements stated on your Lease Agreement
3. No damage to property beyond normal wear and tear.
4. Entire Apartment including range, refrigerator, bathroom, closets, and cupboards are clean.
5. No unpaid legal charges, delinquent rents or late fees
6. ALL keys must be returned
7. All debris, rubbish and discards placed in proper rubbish containers
8. Forwarding address left with Management
9. An Apartment Inspection Report must be completed when you move in and signed by the property manager and you. This form must also be completed and signed by both parties when you move out.
10. Please refer to your Lease Agreement for specific state requirements regarding the release of security deposits.

QUESTIONS AND ANSWERS ON SECURITY DEPOSITS POLICY:

- Q. What charges are made if the prerequisite conditions are not complied with?
A. The costs of labor and materials for cleaning and repairs will be deducted. Also, any delinquent payments including late charges will be deducted.
- Q. How is the Security Deposit returned?
A. By a check mailed to your forwarding address. The check is jointly payable and addressed to all persons who sign the Lease Agreement. No pick-ups from the office will be permitted.
- Q. Can the Security Deposit be applied by you to any rent still outstanding?
A. No. All rents must be paid separate and apart from the Security Deposit.

Additional Rules and Regulations (if any):

I/we hereby acknowledge that I/we have read the foregoing Rules and Regulations and hereby agree to abide by each and every one.

_____ Resident(s) _____ Date

W. A. Knight Building Development, L.L.C.
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Resident Selection Criteria

(Please read before completing application)

In signing the application and submitting your application charge, you are giving us the right to research the information you have given to us.

1. We will check your RESIDENCY HISTORY for three years previous.
2. Resident must be 18 years of age.
3. We will check for any prior EVICTIONS on all applications.
4. We will check your EMPLOYMENT HISTORY for three years previous
5. We will check your CREDIT RATING with the credit bureau.
6. We will check your BANK ACCOUNTS for good standing.
7. CRIMINAL BACKGROUND checks will be conducted, and the findings may prevent the application from being approved.

In order to help us complete your application in a timely manner, we ask that you fill it in as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72-hour grace period. Be sure to sign the application and date it where indicated.

QUALIFICATIONS

- We require that every adult individual who resides in the apartment have an approved application on file.
- We accept co-signers for situations where you may lack income, credit, or rental history.
- The income requirements are guidelines and can be adjusted up or down, based on your individual debt load.
- The income required for qualification is based on your verifiable gross income. Your salary must be approximately 3 times the rental amount.

APPROVAL

Please understand that any falsification or omissions deemed deliberate are grounds for immediate disapproval.

APPROVAL OF THE APPLICATION IS BASED ON THE SOLE DISCRETION OF THE MANAGEMENT. We comply with the equal opportunity housing codes, and we do not discriminate based on age, race, color, religion, sex, familial status, handicap or national origin.

LB Jax Development, L.L.C. Occupancy Standard: Two (2) persons per bedroom.

In signing the application, you are aware that if the application is not approved, the credit check charge of \$50.00 is **nonrefundable**. Please acknowledge (by signing below) that you have read and understand the foregoing Resident Selection Criteria.

Signature: _____ Date: _____

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APPLICATION FOR RENTAL

Applicant's Last Name, First, Middle		SS No.	Birth date	Driver's License No. & State	Sex
<input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed	Co-Applicant	SS No.	Birth date	Driver's License No. & State	Sex
	Other Occupants:	Relationship			
	Name				
Pets? <input type="checkbox"/> Yes <input type="checkbox"/> No	How Many?	Type & Size:	<i>(Keeping of Pets requires Management Consent and payment of required monies)</i>		
Weight/Height:					
Move In Date:					

Part I-Residence History Current Residence

Address City State, Zip		Phone No.	<input type="checkbox"/> Own <input type="checkbox"/> Rent
Name & Address of Present Landlord/Mortgage Co.		Phone No.	How long? Monthly pay:
Previous Residence Address	Previous Landlord/Apt. Community:	Phone No.	How long? Monthly pay:

Previous Residence

Address City State, Zip		Phone No.	<input type="checkbox"/> Own <input type="checkbox"/> Rent
Name & Address of Present Landlord/Mortgage Co.		Phone No.	How long? Monthly pay:
Previous Residence Address	Previous Landlord/Apt. Community:	Phone No.	How long? Monthly pay:

Previous Residence

Address City State, Zip		Phone No.	<input type="checkbox"/> Own <input type="checkbox"/> Rent
Name & Address of Present Landlord/Mortgage Co.		Phone No.	How long? Monthly pay:
Previous Residence Address	Previous Landlord/Apt. Community:	Phone No.	How long? Monthly pay:

Part II-Employment History

Applicant Employed By:		Supervisor's name:		How Long?
Address	City	State, Zip	Phone No.	Position/Occupation
				Salary: \$_____per____
Previous Employer:		Supervisor's name:		How Long?
Address	City	State, Zip	Phone No.	Position/Occupation
				Salary: \$_____per____
Previous Employer:		Supervisor's name:		How Long?
Address	City	State, Zip	Phone No.	Position/Occupation
				Salary: \$_____per____

Co-Applicant Employed by:		Supervisor's name:		How Long?
Address	City	State, Zip	Phone No.	Position/Occupation
				Salary: \$_____per____
Co-Applicant Previous Employer:		Supervisor's name:		How Long?
Address	City	State, Zip	Phone No.	Position/Occupation
				Salary: \$_____per____
Co-Applicant Previous Employer:		Supervisor's name:		How Long?
Address	City	State, Zip	Phone No.	Position/Occupation
				Salary: \$_____per____

<p>Additional Income: Additional Income such as child support, alimony or separate maintenance need not be disclosed unless such Additional Incomes is to be included for qualification hereunder.</p> <p>Source: _____ Amount: _____ per _____</p>
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Part III-Credit and Loan References

No. of Vehicles:		Do you have any recreational vehicles, vans, boats, and motorcycle? If so, please specify:				
Auto No. 1-	Year	Make	Model	Color	Tag No.	State:
Auto No. 2-	Year	Make	Model	Color	Tag No.	State:
Loans & Charge Accounts (including Dept. Store, Credit Cards, etc.)						
Owed to:	Acct. No.	Address	Zip	Total Debt	Payment:	
					\$ _____ / _____	
					\$ _____ / _____	
					\$ _____ / _____	
					\$ _____ / _____	

Part IV- Bank References

Name of Bank or Savings & Loan	Acct. No.	Address	City	State, Zip	Phone No.

Part V

Family Physician	Address	City	State, Zip	Phone No.	
In case of emergency, Call:	Relationship	Address	City	State, Zip	Phone No.

Part VI

Have you, your spouse or any occupant listed ever been evicted from a leased premises?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, explain:		
Have you, your spouse or any occupant listed ever been convicted of a felony?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, state offense, location, and date of conviction:		

Part VII-Referral

I certify that I was referred to this building by:
<i>(Please list names of publication, name of company or individual who referred you)</i>

APPLICATION FOR RENTAL

Applicant hereby authorizes verification of any and all information set forth on this application, including release of information by any bank or savings and loan, employer (present and former) and any Lender. All such information here on, and released as authorized above, will be kept confidential. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. Material misrepresented in this application will constitute a default under the Lease Agreement between the parties.

CREDIT CHECK CHARGE-Applicant has submitted the sum of \$50.00, which is a **non-refundable** payment for credit check and processing charge, receipt of which is acknowledged by Management. Such sum is not a rental payment or deposit amount. In the event this application is approved or disapproved, management will retain this sum to cover the cost of processing application as furnished by applicant. This application must be signed before management can process it.

GOOD FAITH DEPOSIT- I hereby deposit \$200.00 with Management as a good faith deposit in connection with this rental application. If my application is accepted, I understand this deposit can be applied toward payment of my security deposit of \$350.00 when I take possession of the apartment. If for any reason Management decides to decline my application, the Management will refund this good faith deposit to me in full. I understand that if I'm approved and decide not to move in; that the good faith deposit is **non-refundable**.

Applicant Signature: _____

Applicant Signature: _____

Date: _____

Date: _____

Release of GOOD FAITH DEPOSIT- I authorize Management to release my good faith deposit of \$200.00 on Apartment # _____ and apply it towards a security deposit of \$350.00.