



TOWERS
UNIVERSITY TOWN CENTER
STUDENT APARTMENTS

Dear Future Resident,

We are looking forward to you becoming a resident at the Towers at University Town Center. Towers will become your home away from home and we will do our best to accommodate all your needs. The enclosed forms will provide you with all the information to get started on becoming a Towers resident!

- Step 1: Complete your Application, Criteria form and Preference Card. Return these items with a \$25 application fee, your \$75 security deposit and a copy of your drivers license.
- Step 2: Obtain a qualified Guarantor of Lease (usually a parent or guardian) to complete the Guarantor of Lease forms. Attach a copy of their driver's license and send it in.
All future residents must obtain a guarantor
- Step 3: Mail it, fax it or drop it by the office
Towers at UTC
6515 Belcrest Road
Hyattsville, Maryland 20782
Phone-301.779.2727 Fax-301-779-2729
www.thetowersatutc.com
- Step 4: We will process your application, start the criminal background check.
- Step 5: Your name will be placed on our waitlist for as we work to secure you a space as quickly as possible prior to our move in day, August 20th.

Enclosed is all the information you will need to make the Towers your new home. Please review and email us at thetowers@greystar.com if you have any questions.

Once again, thank you for choosing Towers at University Town Center as your new home.

Sincerely,
Kimberly Moss
Director of Community Operations

Towers at UTC Guide

Welcome to the Towers at University Town Center!! We are so excited that you have chosen our community as your new home next year. We want to inform you of all the great amenities at UTC and the surrounding areas. All the shop, eateries, etc listed below are within walking distance of your front door (2 minute walk tops)!!

UTC Eateries/Shops

(check them out on the web at www.universitytowncenter.net
or at www.utcliving.com)

Qdoba Mexican Grill

Wild Onion

Carolina Kitchen

Old Dominion Brew House

Three Brothers Italian Restaurant

Five Guys Burgers & Fries

Hanks

Regal Royale Theater (stadium seating)

New Town Cleaners

Mongolian Grill

Tokyo Sushi Bar

The Mall at Prince Georges Plaza

(check them out on the web at www.mallatprincegeorges.com)

Olive Garden

Outback Steakhouse

JCPenneys

Ross

Marshalls

MACY'S

Old Navy

TARGET

Capital One Bank

SunTrust Bank

Metro Center Shopping

Bally's Fitness

Jerry's Subs

Giant Food Store

Dunkin Donuts

CVS

Starbucks

Metro Cleaners

Golden House

Quiznos Subs

Bank of America (ATM)

Staples

Need info about the Prince Georges Plaza Metro??
Check out www.wmata.com for schedules and stations

What Do I Bring to My New Apartment?

Needed Items:

- Bed Linens (The beds are Full, but regular full size sheets fit)
- Pillows
- Bath Linens (including shower curtain)
- Toiletries
- Bathroom Toilet Plunger
- Desk Lamp
- Your clothes, computer (and TV for your room, if you want)
- Clothes Hamper or Basket
- School Supplies & Books
- Lamp (1 ceiling light may not be enough)
- Vacuum Cleaner



Items you may want to share with your roommates, but feel free to bring your own supply:

- Iron & Ironing Board
- Dishes
- Glassware (or plastic cups)
- Flatware
- Pots & Pans
- Cooking Utensils
- Microwave dishes (or Paper plates)
- Kitchen Linens
- Pot holders
- Coffee pots/mugs
- Broom/mop
- Laundry Detergent
- Cleaning Supplies
- First Aid Kit/Flashlight
- Food, Snacks, etc.
- TV and/Stereo for the living area
- Extra batteries for Flashlight



Just a Reminder: If you forget something from this list, Target is right across the street! Use this time as an icebreaker and go shopping together to decorate your common area.



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Hyattsville, Maryland 20782
(P) 301.779.2727
(F) 301.779.2729
www.thetowersatutc.com
thetowers@greystar.com

APPLICANT INFORMATION

Name (First, M Initial, Last)

Street Address

City/State/Zip Code

Email Address

Phone Number (Cell Number)

APPLICANT IDENTIFICATION

Nickname: _____
Are you a U.S. Citizen Yes No
Are you currently providing military service? Yes No
 Active Duty Reserves
Social Security Number: _____
Date of Birth: _____
Gender: Male Female
Classification when lease term begins: Freshmen
 Sophomore Junior Senior Graduate
University Attending: _____

PARENT/GUARDIAN INFORMATION (EMERGENCY CONTACT)

Name (s) Relationship

Current Address/City/State/Zip Code

Home Phone Number (s) Work Phone Number (s)

Email Address (s)

If you die or are seriously ill, missing, or in a jail or penitentiary according to an affidavit of the above person: we may allow the above person (s) to enter your dwelling to remove all contents, as well as your property in the mailbox and common areas. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense. We are not obligated to do so.
You also give us permission to speak with whomever is listed above regarding your account.

FEES AND DEPOSIT

In order to process your application, prepare your lease document and reserve the bedroom space you agree to pay the following fees and deposit when you submit the application for review. It is understood that the sums deposited as Application fees are not refundable.

Non-refundable Application Fee: \$25

Security Deposit: \$75

1. If the Landlord requires from a prospective Tenant any fees other than a Security Deposit as defined by Section 8-203(2) of the Real Property Article of the Annotated Code of Maryland and these fees exceed \$25.00, then the Landlord shall return the fees, subject to the exceptions below, or be liable for twice the amount of fees in damages. The return shall be made no later than fifteen (15) days following the date of occupancy or the written communication, by either party to the other, of a decision that no tenancy shall occur.
2. The Landlord may retain only that portion of the fees actually expended for a credit check or other expenses out of the Application, and shall return that portion of the fees not actually expended on behalf of the Tenant making application.
3. Items 1 and 2 of this Lease Application, aforesaid, do not apply to a Landlord who offers four (4) or less dwellings units for rent on one (1) parcel of property or at one (1) location or to seasonal or condominium rentals.

AUTHORIZATION

I authorize The Towers at University Town Center to verify the above information by all available means. The Towers at UTC is not required to re-verify or investigate preliminary findings. Our policy is available upon request.

Applicant's Signature _____

APPLICANT NAME _____

VEHICLE INFORMATION

Color _____ Make _____ Model _____ Year _____ Plate _____ State _____

Will you need parking while living at the Towers at UTC?

Please circle which you would like added to your lease. Garage (indoor) \$120 per month Surface (outdoor) \$25 per month

CANCELLATION POLICY

You may, in writing, cancel the lease until seven (7) days after the leasing signing (the Lease Cancellation Date) unless you have taken possession of the premises. If you give us **written** notice of your cancellation on or before the Lease Cancellation Date, we will refund to you the security deposit, but not the application fee. If you cancel after the Lease Cancellation Date, you will be in violation of the lease and responsible for the entire lease term. **We may retain your deposit and apply it to any amounts you owe under the lease.** After the Lease Cancellation date, we have the right to terminate the lease if, for any reasons, we later reject this Application or any guaranty (although in such a case we will refund the security deposit but not the application fee). If the Towers at UTC approves this Application, either orally or in writing, Applicant agrees that within seven (7) days of having been mailed or emailed notice of the approval of this Application, to enter into a Lease in conformity with this Application on the Towers at UTC standard Lease Agreement (a copy of which has been made available for Applicant to review) and to require Applicant's Guarantor to complete guarantor's application process. In the event that applicant's guarantor has not completed the application process and/or applicant has not entered into a lease in conformity with this application within the designated timeframe, Landlord reserves the right to rescind approval of this application.

Applicant's Signature _____

ACKNOWLEDGEMENT

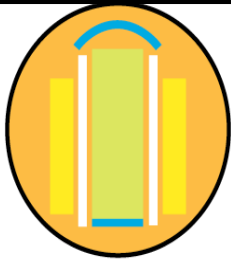
I hereby affirm that my answers to the foregoing questions are true and correct and that I have not knowingly withheld any fact or circumstance, which would, if disclosed, affect my Application unfavorable. As and inducement to enter into a Lease, I authorize you to secure from a consumer reporting agency an investigative consumer report. This report may contain, but would not be limited to, a consumer credit report, a criminal history records investigation, a rental history and verification of my residences, employment and income. I further authorize you and the consumer reporting agency to verify and all information contained in this Application and to inquire into my character, general reputation, personal characteristics and mode of living, and I release all concerned from any liability in connection with the information they give. I have also been advised that I have the right, under the federal Fair Credit Reporting Act, Section 606 (B) to make a written request of you and the consumer-reporting agency, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. I also consent to, and authorize the use of, any subsequent consumer report (s) under this authorization in connection with the collection of any debt associated with the rental of a residence for which application was made. Finally, I acknowledge receipt of the summary of consumer rights required by Section 609 of the Fair Credit Reporting Act entitled "A Summary of Your Rights Under the Fair Credit Reporting Act." By signing this application, you represent that you have never: 1) been arrested for a felony, sex-related crime, or criminal violation involving the sale or manufacture of illegal drugs that resolved by conviction, probation, deferred adjudication, court-ordered community supervision or pretrial diversion. If you've failed to answer any questions or if you have given any false information, (1) we are entitled to reject this Application, (2) retain all processing fees and deposits as liquidated damages for our time and expense and (3) terminate any right you have to lease the bedroom, or (4) if you have signed the Lease, it will be a violation of the Lease.

Applicant's Signature _____

Date _____

FOR OFFICE USE ONLY

1. Apartment Name _____ Unit/Type _____
2. Person accepting application: _____ Phone _____
3. Person processing application: _____ Phone _____
4. Date that Applicant or Co-Applicant was notified by: _____
 Telephone letter/email in person acceptance or non-acceptance approval non-approval
5. Name of person (s) who were notified (at least one applicant must be notified if multiple applicants) _____
6. Name of owner's representative who notified above person (s): _____



TOWERS
UNIVERSITY TOWN CENTER
STUDENT APARTMENTS

Roommate Preference Card

Your Name: _____

Your Classification: Freshman Sophomore Junior Senior Grad Student

Your College/ University: _____

Your Field or Major: _____

Office Use Only: Apartment Number: _____

Your Permanent Home Address: _____

Your Telephone#: _____ Cell Phone#: _____

Your Email Address: _____

Your Guardian/Parents Names: _____

By checking this box, you give us permission to speak with your parents regarding your account.

Preferences: I fully understand that I am not guaranteed an apartment with these specifications. I understand that these preferences will be considered when assigning my

Requested Roommates: _____

Floor Plan Choice: 2/2 4/4 2/2.5TH 3/3.5TH

Towers is a non-smoking facility

Smoke: Yes No Bothers me if others do

Drink: Yes No Bothers me if others do

Quiet: Very Average Noisy

Neat: Very Average Messy

Study: Often Average Seldom

Do you prefer Upper Classmen (JR, SR, GRAD) only: Yes No Doesn't Matter

Other considerations (members of sorority, fraternity, or other student organization, hobbies, special interests, allergies, etc.):

By signing below, you give us permission to release this information to roommates/potential roommates. Completing this form is optional, but will aid in the selection of roommates if completed.

Date: _____ Signature: _____

We cannot ensure the validity of the information provided on this form. Furthermore, we cannot promise that the roommate (s) assigned to you will meet all of the criteria requested.

Towers at University Town Center Rental Criteria

We offer the following information so that all applicants will have available to them a statement of the rental qualifying policies. If you have any questions about our policies or about the information in this document, please contact any of our management team. All prospective residents will be required to meet the following qualification standards to include, but not limited to the following criterion. Past resident history may have an adverse affect on the outcome of your application for residency.

I. APPLICATION PROCESS

1. Complete the application on the designated form. Each adult occupant must complete an application.
2. Pay your non-refundable application-processing fee and pay a deposit that will become a security deposit upon move in.
3. Be prepared to wait 24 hours for results from the application process.

II. GENERAL REQUIREMENTS

1. A complete and accurate rental application listing a residency for at least the last 12 months is required. (Incomplete applications will be returned to the applicant).
2. Inaccurate or falsified information will be grounds for denial.
3. Any individual, who may constitute a direct threat to the health and safety of an individual, the community, or the property of others, will be denied.

III. DISABLED ACCESSIBILITY

The Towers at University Town Center Management allows existing premises to be modified at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition unless the modification would not affect the use and enjoyment of the premises for future residents. We require:

1. Written proposals detailing the extent of the work to be done.
2. Written assurances that a licensed /bonded contractor perform the work in a professional manner.
3. Written approval from the landlord before modifications are made.
4. Appropriate building permits and required licenses made available for the landlord inspection.
5. A restoration deposit may be required per Fair Housing guidelines.

IV. IDENTIFICATION

1. All applicants must have government-issued photo I.D. A social security number is requested.
2. All applicants must provide proof of enrollment status at a local university or college.
3. Applicants who are citizens of another country must provide: (1) a passport; (2) the ICE document that entitles the applicant to be in the United States, and (3) proof of employment in this country, or an I-20 verifying student status and proof of enrollment. If you cannot provide proof of enrollment at the time your application is submitted, your approval may be conditioned upon submitting proof of enrollment as soon as it becomes available. If proof of enrollment is not submitted within 14 days from the commencement date of the Lease, Owner may, at its option, terminate the lease and resident's right to possession of the premises.
4. Management may ask to make a photocopy of any of the applicant's documents, passport, and visa.
5. For citizens of another country who do not have credit history in this country, Management will accept in lieu of this requirement, an additional deposit of two (2) month's rent, payable in advance with money order or cashier's check.

V. CREDIT REQUIREMENTS (If obtaining a Guarantor, please refer to Section VIII)

1. A credit report will be processed on each applicant.
2. The applicant's overall credit score will be calculated based on the following criteria:
 - The applicant's past two years of credit is rated on an acceptable accounts ratio
 - Non-established credit history may have an adverse effect on the overall credit score.
 - Bankruptcies and delinquent student loans will have an adverse effect on the overall credit score.
 - Medical accounts will not have an adverse effect on the overall credit score.
 - Foreclosures will not have an adverse effect on the overall credit score.
 - The Debt to Income ratio calculates the applicant's outstanding debt as a percentage of income.
 - A FICO score is a numerical score calculated by the credit bureaus based on payment history, amount owed, length of credit history, new credit and types of credit used.
3. An acceptable overall credit score will be approved.
4. In the event the applicant has no credit score, and has acceptable ratings in all other categories, the following will be accepted: (1) prepayment of the entire lease term, paid in advance with a money order or cashier's check or (2) an approved guarantor.
5. A poor credit score will be accepted: (1) prepayment of the entire lease term paid in advance with a money order or cashier's check or (2) an approved guarantor .
6. Applicant must have a check writing verification code of "accepted". If this criterion is not met, the following will be accepted: (1) prepayment of the entire lease term paid in advance with a money order or cashier's check or (2) an approved guarantor.

Applicant Print Name

Applicant's Signature

Date

Agent/Owner's Representative

Date

The Towers at University Town Center Rental Criteria

VI. INCOME REQUIREMENTS

1. Each applicant's gross monthly income must meet the minimum requirement of three (3) times the amount of the monthly rental rate.
2. If the monthly rental rate does not meet the above criteria, the applicant do the following: (1) prepayment of the entire lease term paid in advance with a money order or cashier's check or (2) obtain an approved guarantor ..
3. Two consecutive paycheck stubs or a W2 form from employer will be required for all applicants applying without a guarantor.
4. Verifiable income will be required for applicants who are self-employed or receive money from non-employment sources. Applicant must be able to show proof of income through 1) provide a financial statement from a CPA verifying employment and income or 2) photocopies of three most current bank statements illustrating the ability to pay rent for three (3) times the monthly rent through the entire lease term. (*Other verifiable income may mean, but is not limited to, alimony/child support, trust accounts, social security, unemployment, welfare.*)
5. If applicant is starting a new job, the future position and salary must be verified in writing by an offer letter or other official document dated prior to the move-in date.

VII. RENTAL REQUIREMENTS

1. If applicant has been evicted within the past five (5) years or owes landlord monies the application will be declined.

VIII. GUARANTOR REQUIREMENTS

1. The guarantor's gross monthly income must total at least five (5) times the sum of the monthly rental installment.
2. A retail credit report will be pulled, and the above-mentioned credit criteria will be applied.
3. The guarantor must have a check writing code of 'accepted'.
4. The guarantor must reside in the U.S., or have verifiable credit and income in the U.S.
5. The guarantor's record must be free of evictions, foreclosures, and housing related debts.
6. Prepayment of entire lease term in advance, by cashier's check or money order, will satisfy all guarantor requirements.

IX. REJECTION POLICY

If your application is denied due to negative and adverse information being reported you may,

1. Request a copy of your consumer credit report from the credit reporting agency.
2. Request a correction of the information if you deem said information to be inaccurate.

BE ADVISED:

- a) Incomplete, inaccurate or falsified information will be grounds for denial.
- b) You may re-apply for an apartment 30-days from the date of this application.
- c) Your name will be checked against the Office of Foreign Assets control of the U.S. Department of Treasury (OFAC) List. This list contains names of terrorists, international narcotics traffickers, and those engaged in activities related to the proliferation of weapons of mass destruction. Should the search produce a name match the application process will be suspended until full identification can be determined. If identification is not confirmed the application process will be completed. If identification is confirmed your application will be denied.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE BASIS FOR CONSIDERATION OF MY APPLICATION.

Applicant Print Name

Applicant's Signature

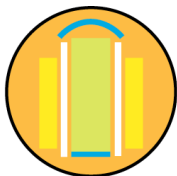
Date

Agent/Owner's Representative

Date

In compliance with State and Federal Fair Housing Guidelines, JPI Management does not discriminate on the basis of race, color, religion, sex, disability, familial status, and national origin.

Established 11-02-05
Revised 1-09-09



TOWERS
UNIVERSITY TOWN CENTER
STUDENT APARTMENTS

**THE TOWERS AT UNIVERSITY TOWN CENTER
GUARANTOR APPLICATION**

6515 Belcrest Road
Hyattsville, MD 20782
(301) 779-2727
Fax: (301) 779-2729
www.towersatutc.com

GUARANTOR

Resident Name _____

NAME: _____

ADDRESS: _____

EMAIL: _____ HOME PHONE: _____

WORK PHONE: _____ CELL PHONE: _____

SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

EMPLOYER: _____

EMPLOYER ADDRESS: _____

PHONE: _____ MONTHLY INCOME: _____

SUPPLEMENTAL INCOME: _____ DRIVER'S LICENSE # _____
STATE OF ISSUE _____

I hereby affirm that my answers to the foregoing questions are true and correct. As an inducement to have you enter into a Lease with _____ (Tenant), I authorize you to secure from a consumer reporting agency an investigative consumer report. This report may contain, but would not be limited to, a consumer credit report and verification of all information contained in this Application, and I release all concerned from any liability in connection with the information they give. I have also been advised that I have the right, under the federal Fair Credit Reporting Act, Section 606(B) to make a written request of you and the consumer reporting agency, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. I also consent to, and authorize the use of, any subsequent consumer report(s) under this authorization in connection with the collection of any debt associated with the rental of a residence by Tenant. Finally, I acknowledge receipt of the summary of consumer rights required by Section 609 of the Fair Credit Reporting Act entitled "A Summary of Your Rights Under the Fair Credit Reporting Act".

DATE: _____

GUARANTOR'S SIGNATURE: _____

GUARANTY OF LEASE

In consideration of the execution of the attached Lease Agreement by JPI MANAGEMENT, L.P., as agent (in said Lease and hereinafter referred to as "Landlord"), and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, _____ (hereinafter jointly and severally referred to as "Guarantors"), their heirs, personal representatives and assigns, do jointly and severally, unconditionally and irrevocably guarantee to the Landlord, its successors and assigns, the due and punctual payment in full (and not merely the collectability) of all rent, additional rent and all other amounts due and payable by _____ the Tenant named in the said Lease (hereinafter referred to as "Tenant") and the performance by the Tenant of each and every undertaking, covenant and agreement on the part of the Tenant to be performed pursuant to the said Lease, to the same extent and with the same full force and effect as though the Guarantors had been named in the said Lease as Tenant, either singly or as tenant jointly and severally with the Tenant, it being understood and agreed that the obligation hereby assumed shall be deemed primary and not secondary and that the Landlord, its successors or assigns, may proceed for the enforcement of any such covenant, condition or undertaking against the Guarantors or either of them singly, or jointly, or against the Guarantors and the Tenant without having first proceeded separately against the Tenant.

It is further covenanted and agreed that any notice given by the Landlord to the Tenant pursuant to said Lease shall be deemed to have been served upon the Guarantors and that no defense of the Tenant, whether by reason of bankruptcy, insolvency or other disability of the Tenant and no termination or expiration of the Lease, shall in any way impair or affect the obligation hereby assumed by the Guarantors.

Neither Guarantors' obligation to make payment in accordance with the terms of this Guaranty nor any remedy for the enforcement thereof, shall be impaired, modified, released, limited or affected in any way, by any impairment, modification, release or limitation of the liability of Tenant or its estate in bankruptcy, resulting from:

- a. The operation of any present or future provision of the Bankruptcy Code of the United States or from the decision of any Court interpreting the same;
- b. The rejection, or disaffirmance of the Lease in any proceedings; or
- c. The assumption and assignment or transfer of the Lease by Tenant or Tenant's bankruptcy trustee.

The Guarantors further acknowledge that the Guarantors shall be subject to the jurisdiction of the Courts of Maryland, that their Guaranty shall be construed according to the Laws of Maryland and that they waive trial by jury in any action, proceeding or counterclaim, in which the Landlord is a party, involving any matter arising out of, or in any way connected with, this Guaranty.

This Guaranty shall remain in full force and effect during any renewal or extension of said Lease and the Guarantors waive their right of indemnification from the Tenant.

Any modification of the Lease or waiver of the performance thereof, or the giving by the Landlord of any extension of time for the performance of any of the obligations of the Tenant, or any other forbearance on the part of the Landlord, or any assignments, subleases or failure by the Landlord to enforce any of its rights under the Lease shall not in any way release the Guarantors from liability hereunder or terminate, affect or diminish the validity of this Guaranty, except to the same extent, but only to such extent, that the liability or obligation of the Tenant is so released, terminated, affected or diminished. Notice to the Guarantors of any such modification, waiver, extension, forbearance or failure, or of any default by the Tenant under the terms of said Lease is hereby waived.

Until all of Tenant's obligations under the Lease are fully performed, Guarantors:

- a. Waive any rights that Guarantors may have against Tenant by reason of any one or more payments or acts in compliance with the obligations of Guarantors under this Guaranty; and
- b. Subordinates any liability or indebtedness of Tenant held by Guarantors to the obligations of Tenant to Landlord under its Lease.

This Guaranty shall be binding on Guarantors and their heirs and assigns.

IN WITNESS WHEREOF, the Guarantors have duly executed this Guaranty and set their hands and seals the day and year first above written.

DATE: _____

GUARANTOR'S SIGNATURE: _____

Resident Name _____

Providing the Information Below is Optional

As Guarantor for the above named Tenant I agree that the Towers at University Town Center can automatically debit/charge the funding source provided below if the Tenant's monthly rental installment is not paid in full by the 6th of each month.

*Minimum of one funding source is required:

ACH FUNDING:

Name on Bank Account: _____

Address on Account: _____

Routing # _____ Account # _____

CREDIT CARD FUNDING:

Check One: Mastercard Visa CC # _____

Name as it appears on Credit Card: _____

Mailing Address: _____

Expiration Date: _____ Security Code: _____

FOR ON-SITE STAFF ONLY

Staff is required to complete the following information after Guarantor status is determined:

Guarantor Accepted Guarantor Denied Date Received: _____ Staff Initials: _____

Guarantor Notified: _____ (Date and Staff Initial)

Identification Attached: Driver's License Government-issued photo identification

DATE ^{750.00} _____

SIGNATURE: _____

GUARANTOR'S

Revised 11/10/2010