

COLONIAL COLONY RESIDENCY APPROVAL POLICY

Colonial Colony will charge a \$40 cash application fee for single applications and \$80 cash for joint applications. Applications will be good for 60 days. The application fee will be refunded if the applicant is approved for residency and signs a lease.

Colonial Colony is an Equal Opportunity Housing provider and complies with the Federal Fair Housing Act. The Community Owner will not refuse to rent or otherwise make unavailable any dwelling or mobile home lot to any person because of race, color, national origin, sex, disability, or religion. The Community Owner will approve a request for a reasonable accommodation or modification for a disability-related need by a person with a disability in accordance with the Fair housing Act.

Colonial Colony, Inc. reserves the right to refuse any person's admittance to this community based upon legal criteria and considerations.. Applicants must not be a threat to the safety, property and welfare of community residents, must be credit worthy, and meet our Housing for Older Persons Act age restrictions. Therefore, applicants will be subject to a criminal background examination, credit and/or previous landlord review, and age verification.

The following outlines our policies concerning the application screening and approval process.

A criminal background check will be performed on all persons applying for residency or occupancy of a home in the community. This includes current residents moving to a new home within the community when a criminal check had not been previously performed. Residency will only be granted when the review of the criminal background check and other material and reliable evidence, including consideration of all factors required by Federal and Florida law, supports that conclusion the applicant(s) is not a threat to the safety, property and welfare of community residents.

A credit report will also be obtained for all applicants applying for residency or occupancy of a home in the community. All applicants must meet the credit criteria. Current residents (moving to a new residence within the community), who have a satisfactory rental history with Colonial Colony, may be considered credit worthy and a credit report will not be necessary. Community management will establish uniform standards and criteria and will determine the credit worthiness of applicants.

Community age restrictions must be met. Applicants must show proof of age through a driver's license or other legally acceptable method. The primary resident in each home must be 55 years of age or older. Community management reserves the right to rent to persons, as a primary resident, under age 55 at management's sole discretion. Our policy for granting exemption is that all residents within the home must be at least 50 years of age. Further, the community must not have greater than 10% of the homes with a primary resident less than 55 years of age. The minimum age for admission to the community is 35 years of age. Community management reserves the right to admit persons who do not meet the above criteria at their sole discretion on a case-by-case basis.

Signature: _____ Date: _____