

ADMISSION CRITERIA THE FAIRWAYS

Minimum Financial Qualifications:

Credit Score: 750 minimum

Maximum debt to income ratio: 33%

NO Bankruptcy in prior five (5) YEARS

NO late payments on credit report for the prior twelve (12) months

Maximum Financing: 80%

Minimum Downpayment: 20%

Two (2) years steady employment prior to purchase

Parking: Space transfers with ownership; no additional parking available.

Transition "Flip" fee: \$1,000.00 (seller)

Waiver of Right of First Refusal \$ 600.00 (purchaser)

Parking Assignment: \$ 350.00 (purchaser)

Move In Deposit/Move out Deposit: \$ 500.00 (both parties/refundable)

Pets: Only permitted with prior management approval. 40 pound limit

Sublets: NONE. In cases of hardship, two year maximum, after three years of ownership, with prior approval from management and only if no more than 20% of units are sublet at the time.