

ESLI AMENDMENT TO ON-CAMPUS HOUSING APPLICATION

The purpose of this Amendment is to express the terms upon which Camden Property Trust d/b/a Camden Miramar (the "Owner") will allow an ESLI student ("the Applicant") to reserve a space in the Owner's apartment community as a participant in the ESLI program.

For and in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **PAYMENT OF RESERVATION FEE** - Upon the execution of the on-campus housing application at TAMUCC (the "Application"), Applicant shall pay a reservation fee in the amount of \$2,200.00 (the "Reservation Fee").

2. **CANCELLATION OF APPLICATION** – Paragraph F of the Application shall be deleted in its entirety and substituted with the following:

Applicant acknowledges that qualified applicants are considered on a first come, first served basis; however, the Owner has set aside a certain number of units designated by the University that are participants in the ESLI program. As a participant in the ESLI program, Applicant's application will be accepted and Applicant will have a space in the Owner's apartment community reserved as long as the following conditions are met: (i) Applicant meets Owner's standard rental criteria; (ii) Applicant pays the Reservation Fee no later than July 15 (for a space in the Owner's apartment community for the Fall Semester) or December 15 (for a space in the Owner's apartment community for the Spring Semester); and (iii) Applicant initials, signs and returns a Camden Miramar Lease Contract on or before September 1 (if the space is reserved for the Fall Semester) or January 15 (if the space is reserved for the Spring Semester).

In the event the Reservation Fee is paid, but Applicant fails to sign a Lease Contract in a timely fashion, the Reservation Fee shall be retained by Owner and Owner reserves the right to automatically cancel Applicant's Application and give Applicant's space to another Applicant. Applicant acknowledges that, whether or not Applicant meets the condition of this section, the Administrative Fee identified in the Application is non-refundable. In the event Applicant meets all conditions of this section, the Reservation Fee shall be applied to Applicant's rent under the Lease Contract.

3. **CONFLICTS** – Applicant acknowledges that all terms, covenants and conditions of the Application shall remain in full force and effect, unless specifically modified by this Amendment. To the extent there is a conflict between the terms of the Application and this Amendment, this Amendment shall control.

Applicant

Camden Representative

Date

Date

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Date: _____ / _____ / _____

Name: _____ Gender: male female

Social Security #: _____ - _____ - _____ Date of Birth: _____ / _____ / _____

TAMU-CC Banner ID#: A _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Current telephone: (_____) _____ Second telephone: (_____) _____

Cellular telephone: (_____) _____

Driver's license #: _____ State: _____

University standing: freshman sophomore junior senior graduate

Have you ever been convicted of a felony? yes no

Parent/guardian: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: (_____) _____

Email: _____

Other emergency contact: _____

Relationship: _____

Telephone: (_____) _____

I wish to reside in the following accommodation: (list 1,2,3, etc. in order of preference)

Please select only those options to which you are willing to accept assignment.

<input type="checkbox"/>	residence hall – 2 bdrm non-private / shared bath (1R)
<input type="checkbox"/>	residence hall – 1 bdrm / suite bath (limited summer availability) (2R)
<input type="checkbox"/>	residence hall – 1 bdrm / private bath (limited summer availability) (3R)
<input type="checkbox"/>	
<input type="checkbox"/>	apartment - 1 bdrm / 1 bath studio – single occupancy (1A)
<input type="checkbox"/>	apartment - 1 bdrm / 1 bath – double occupancy bedroom (2A)
<input type="checkbox"/>	apartment - 2 bdrm / 1 bath – private bedroom (3A)
<input type="checkbox"/>	apartment - 4 bdrm / 2 bath – private bedroom (4A)

i am requesting to be placed in Honors Housing (if available)

i am requesting to reside in substance free housing (if available)

I am requesting the following lease term, beginning year _____

A Rate Summer only August - August January - August

B Rate August – May January - May

Roommate(s) preference (Name & Banner ID)1: _____ ID# _____

2: _____ ID# _____ 3: _____ ID# _____

(In order for roommate requests to be considered, the requests must be mutual. Requests do not guarantee a match.)

For Office Use Only: Date Entered into OS _____ RMS _____ Notes: _____

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Have you received your immunization for bacterial meningitis? yes no

If yes, when: _____

Please note that the State of Texas requires that first-time students or transfer students who plan to reside in on-campus housing must show evidence of vaccination against bacterial meningitis. The student must have received the vaccination at least 10 days prior to moving into the housing. A copy of the vaccination must be on file in the Camden Miramar Office before the student can take occupancy. If you have not yet received your immunization for bacterial meningitis, you will not be able to move in for at least 10 days after you receive the immunization. Notwithstanding your inability to move in, you will remain responsible for all rent and other obligations under your lease from the commencement date of the lease.

Personal habits:	yes	no	no preference
I object to late night activity (after 11pm)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loud noise disturbs me	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I want to have guests visit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I am okay sharing my belongings with my roommate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you smoke?*	<input type="checkbox"/>	<input type="checkbox"/>	
*smoking is not allowed in any Camden Miramar building.			
Are you?	<input type="checkbox"/> neat	<input type="checkbox"/> casual	<input type="checkbox"/> messy

Camden Miramar complies with the American with Disabilities Act.

Describe any accommodations needed: _____

Rental application criteria: All applicants must complete the on-campus housing application

In order to reside in our community, we require each applicant to meet certain rental criteria. Before you complete an On-Campus Housing Application, we encourage you to review these requirements to determine if you are eligible.

Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents currently residing in our community have met these requirements. There may be residents that have resided here prior to these requirements going into effect; therefore, existing residents met the qualifications required at the time they were approved.

- A. ON-CAMPUS HOUSING APPLICATION** – Applicants must submit an on-campus housing application and pay a \$200 nonrefundable administrative fee. Applicant acknowledges that the Administrative Fee is: (i) not a security deposit or an advance payment of rent or any other fees or charges; and (ii) an estimated amount calculated to offset the actual and potential costs of the Owner for application processing and database management. All information requested on the on-campus housing application must be complete. Failure to provide such requested information may delay assignment process or invalidate the on-campus housing application. Roommate requests must include requested roommate(s) name and social security or Banner ID number.
- B. LEASE GUARANTY** - **(1)** Applicants must submit a Lease Guaranty form with On-Campus Housing application. **(2)** Lease Guarantor must be a parent, guardian or approved consenting adult. **(3)** Lease Guaranty form must be accompanied by a copy of the driver’s license of the Lease Guarantor. **(4)** In lieu of Lease Guarantor, applicant must submit an additional \$200 application deposit (which will be used as a security deposit when applicant signs a lease.)
- C. UNIVERSITY ADMITTANCE** – Applicants must be admitted to Texas A&M University – Corpus Christi prior to eligibility for assignment. Residents must be enrolled and taking classes during the Fall or Spring semesters. Summer residents are not required to be admitted nor enrolled in summer semester classes.

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- D. FALSE INFORMATION** - Any falsification of information on the application will automatically disqualify the application and all deposits, administrative fees and prepayment monies will be forfeited, per the cancellation policy.
- E. AMENITY FEE** - Applicant will be required no later than the time of lease execution, to pay an Amenity Fee. The Amenity Fee will be a one time fee during the term of the Lease to offset the Owner's costs associated with providing laundry services which are available to residents. The amount of the Amenity Fee will be in accordance with the following schedule: (i) if the lease term is from August through May (being both Fall and Spring semesters), the Amenity Fee will be \$108.00; (ii) if the lease term is from August to August (for a full year), the Amenity Fee is \$138.00; (iii) if the lease term is from January through May (the Spring semester), the Amenity Fee will be \$54.00; (iv) if the lease term is from January through August (the Spring semester and the Summer term), the Amenity Fee will be \$84.00; and (v) if the lease term is from June through August (the Summer term), the Amenity Fee will be \$30.00.
- F. CANCELLATION OF APPLICATION** – Applicant acknowledges that qualified applicants are considered on a first come, first served basis; however, if an accepted applicant does not initial, sign and return a Camden Miramar Lease Contract and pay move-in amount on or before August 1 of the year in which the lease is to begin, Camden Miramar reserves the right to automatically cancel applicant's application and give applicant's space to another applicant. If applicant applies after August 1 of the year in which the lease is to begin, the applicant will be expected to initial and sign a Lease Contract at move-in. If the applicant does not initial and sign a lease at move-in, Camden Miramar reserves the right to cancel that applicant's application and give applicant's space to another applicant. Applicant acknowledges that, whether or not Applicant's application is approved, the Administrative Fee identified above is non-refundable.
- G. CRIMINAL HISTORY-** Applicant must not have been convicted or received deferred adjudication for any felony offense, a sex-related offense, a class A misdemeanor offense classified as an offense against a person or any drug-related offense (felony or misdemeanor). Please remember that this requirement does not constitute a guarantee or representation that residents currently residing in our community have not been convicted of a felony, deferred adjudication for a felony or crime against a person.
- H ASSIGNMENT PROCESS** – After Applicants are accepted to the University, applicants are assigned a bedroom at Camden Miramar on a first come, first served basis. If the apartment has common areas, the common areas (including living room, kitchen, bathroom, outside patio and outside storage), will be shared by assigned roommates. If two bedrooms are adjacent to one bathroom, the occupants of the bedrooms will share the bathroom. Camden Miramar reserves the right to change assignments at any time prior to occupancy.
- I ASSIGNMENT PACKET** – Once an applicant has been accepted and a space assignment has been made, the applicant will be mailed an assignment packet. Included in the assignment packet will be the Camden Miramar Lease Contract, the Lease Guaranty and other lease and informative documents. Applicants accepted prior to August 1 of the year in which the lease begins will be required to initial, sign and return the lease within 10 business days after receipt of the Assignment Packet and pay the move-in amount by August 1 of the year. Due to time restrictions, assignments made within 21 days prior to move in (including assignment packets for applicants approved on or after August 1 of the year in which the Lease begins) will not have an Assignment Packet mailed. These applicants are required to pick up the Assignment Packet, once available, prior to move in at the Camden Miramar office. If applicant is not able to pick up the Assignment Packet prior to move in, Lease documents must be completed no later than check in. Provided, however, no applicant will be allowed to move into our community unless and until all required documents (including the Camden Miramar Lease, the Lease Guaranty and any other required documents) are fully executed by the appropriate parties.
- J Financial Aid** – If you are a financial aid recipient and are planning to request financial aid to advance rent, it is necessary for you to complete the Housing Payment Option Form each semester. Housing Payment Option Form may not be accepted after the deadline stated on form.



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Additionally, please note that no deferment of applicable late fees shall be granted except by specific written authorization of Camden Miramar Management. The following questions should help you clarify if you qualify for this program.

Do you expect to receive Financial Aid? Yes ____ No ____

Do you anticipate receiving enough aid to cover Tuition and Housing expenses? Yes ____ No ____

Do you want the University to advance your move-in payment to Camden Miramar? Yes ____ No ____

If you answered "yes" to all three questions, you **MUST** complete the accompanying Housing Payment Option Request Form and submit it with your application. If you answered "no" to any question you are not eligible for Financial Aid advancement and should pursue alternative financial sources to ensure you are able to pay rent and fees due at move-in. If you apply for financial aid and do not receive an approved Housing Payment Option by the lease execution date, you will nonetheless be required to make your move-in payment.

This company and this community comply with all applicable fair housing laws. The undersigned applicant(s) hereby consent to allow **Camden Miramar**, itself or through its designated agents and its employees, to obtain a consumer report and criminal record information on me and to obtain and verify my credit and employment information for the purpose of determining whether to lease an apartment to me. I also agree and understand that owner and its agents and employees may obtain additional consumer reports and criminal record reports on me in the future to update, review or collect my account. Upon my request, Camden Miramar will tell me whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

By signing this application, applicant acknowledges that applicant has had the opportunity to review the Owner's resident selection criteria. The resident selection criteria may include factors such as criminal history, credit history, current income and rental history. If applicant does not meet the selection criteria, or if applicant provides inaccurate or incomplete information, this application may be rejected and applicant's application fee will not be refunded.

I have completed the on-campus housing application and read and understand the Rental Application Criteria.

Applicant

Camden Representative

Date

Date

Instructions: Please return a completed on-campus housing application, rental criteria, Lease Guaranty and HPO form (if applicable) along with non-refundable \$200 administrative fee by August 1st to:

Camden Miramar, 6515 Ocean Dr, Corpus Christi, TX 78412.

We encourage you to keep a copy of this and all other documents for your records.

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LEASE GUARANTY

This Lease Guaranty (this "Guaranty") is made and entered into by the undersigned (the "Guarantor") in favor of Camden Property Trust d/b/a Camden Miramar (the "Owner") upon the terms and conditions stated herein. The purpose of this Guaranty is to express the terms upon which Guarantor will guarantee certain obligations of _____ (the "Resident") under the Lease Contract (the "Lease") dated _____ whereby Resident has leased Apartment No. _____ (the "Premises") in Owner's apartment community. For and in consideration of the mutual promises contained herein and in the Lease and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Guarantor agrees as follows:

1. **Guarantor's Representations.** Guarantor represents that: (i) Guarantor has reviewed the Lease and any addenda thereto or documents to the extent Guarantor deems appropriate and understands that Owner's desire to enter into the Lease with Resident is expressly made conditional upon Guarantor's execution of this Guaranty; and (ii) all information submitted in Resident's Rental Application and provided below was and is true and complete and authorizes the verification of same and the performance of a credit check on Guarantor by any means. Guarantor acknowledges that false information contained in Resident's Rental Application may constitute grounds for rejection of Resident's Rental Application, termination of Resident's right of occupancy and non-return of deposits. Guarantor further acknowledges that an investigative consumer report including information as to character, general reputation, personal characteristics and mode of living, whichever are applicable, of the Guarantor may be made and that any person on which an investigative consumer report will be made has the right to request a complete and accurate disclosure of the nature and scope of the investigation requested and also has the right to request a written summary of the person's rights under The Fair Credit Reporting Act. **GUARANTOR HEREBY AUTHORIZES OWNER OR OWNER'S AGENTS TO OBTAIN AND HEREBY INSTRUCTS ANY CONSUMER REPORTING AGENCY DESIGNATED BY OWNER OR OWNER'S AGENTS TO FURNISH A CONSUMER REPORT UNDER THE FAIR CREDIT REPORTING ACT TO OWNER OR OWNER'S AGENTS TO USE SUCH CONSUMER REPORT IN ATTEMPTING TO COLLECT ANY AMOUNTS DUE AND OWING UNDER THE LEASE OR THE GUARANTY OR FOR ANY OTHER PERMISSIBLE PURPOSE.**

2. **Guaranty of Obligations.** Guarantor hereby individually and unconditionally guarantees to Owner the full, punctual and complete performance by Resident of all obligations of Resident to Owner including, but not limited to, obligations contained in the Lease, extensions or renewals of the Lease, when Resident transfers to a different apartment unit within the Owner's apartment community. Guarantor agrees that Guarantor shall be personally bound by and personally liable for all obligations of Resident as if Guarantor executed the Lease or other documents giving rise to Resident's obligations. Notwithstanding the foregoing, Guarantor understands that Guarantor will guarantee the obligations of Resident for the full term of the Lease. Additionally, Guarantor acknowledges and agrees that Guarantor's obligations as Guarantor will continue for all renewals of the Lease through _____ which shall be the last date on which the renewal of the Lease will renew the obligations of the Guarantor. The Guarantor is liable under a renewal of the Lease that occurs on or before the date indicated above and the Guarantor is liable under a renewal of the Lease only if the renewal involves the same parties as the original Lease and does not increase the Guarantor's potential financial obligation for rent that existed under the original Lease. In the event Resident fails to comply with any obligations under the Lease or such other documents or in the event the Lease is declared invalid or void as a result of Resident's age or otherwise, Owner may recover any damages or other charges including, but not limited to, rent, late charges, property damage, repair costs, utility payments and all other sums which may become due under the Lease from Guarantor, as if Guarantor executed the Lease as Resident, whether or not Owner seeks recovery from Resident. Guarantor waives: (i) any right to require Owner to proceed against Resident; (ii) any defense by reason of any disability of Resident or any other defense based on the termination of Resident's liability for any reason; (iii) any right to presentment, demand for performance, notices including notices of nonperformance, protest, dishonor, acceptance of this Guaranty or the existence, creation or renewal of any obligations; and (iv) any benefit of any statute of limitations affecting Guarantor's liability under this Guaranty. Notwithstanding Guarantor's guarantee of the obligations of Resident as described herein, Guarantor expressly recognizes that Guarantor shall have no right to

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possession of the Premises identified in the Lease or any other apartment unit in the Owner's apartment community and that this Guaranty creates no obligation on Owner to provide any benefits whatsoever to Guarantor. Owner may report unpaid rent, damages or other charges owed by Resident (and consequently by Guarantor) to the applicable credit reporting agencies for recordation on Guarantor's credit record.

3. **Notice.** Guarantor acknowledges that Owner shall have no obligation to provide Guarantor with any type of notice of default or any notice whatsoever as a prerequisite or condition to Guarantor's liability after an event of default by Resident under the Lease or such other document giving rise to Resident's obligations. Additionally, Guarantor acknowledges that Owner shall have the right to terminate the Lease or such other document or terminate Resident's right to possession without terminating the Lease or such other document pursuant to the terms of the Lease, such other document and applicable law after an event of default by Resident without the necessity of providing Guarantor with any notice. Guarantor expressly waives the right to receive any such notice from Owner. Notwithstanding the foregoing, Owner shall have the right, without the obligation, to provide notice to Guarantor with respect to any event of default either at the address of the Premises or the address identified below, which is Guarantor's permanent mailing address:

EXECUTED as of the date of the Lease.

Guarantor's Signature (not the Resident): _____

Guarantor's Name Printed: _____

Address: _____

City/State/Zip: _____

Phone Number: _____ Social Security Number: _____

Driver's License Number: _____ State: _____

Date of Birth: _____

NOTARY ACKNOWLEDGEMENT

This Instrument was acknowledged before me on _____

By _____

Notary Signature _____

Unless copy of Driver's License or government photo I.D. is attached.

My commission expires: _____

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Housing Payment Option Form Request

Name: _____	Phone # _____
Student ID #: A _____	Email _____
Semester: _____	Year: _____

I hereby authorize the Office of Student Financial Assistance at Texas A&M University – Corpus Christi and Camden Miramar to share information regarding my financial aid status and rental payments. I also authorize the Business Office of Texas A&M University – Corpus Christi to transfer estimated financial aid monies, in the amount equal to my pro-rated move-in payment plus first month’s rent and amenity fee **or** first month’s rent of the new semester and amenity fee (hereafter referred to as rental payment), to Camden Miramar. **I understand that I must be approved for this program prior to checking into housing or I will be expected to pay the move-in amount with a personal check or money order made out to Camden Miramar.**

I further understand that use of this payment method is contingent on my estimated financial aid refund being equal to or greater than the rental payment and my registration for classes at TAMU-CC prior to submission of this form. **Submission of this form does not, in any way; guarantee that I will be approved for this plan.** If anything occurs to change my estimated refund prior to payment transfer, I will pay the rental payment directly to Camden Miramar with a personal check, money order or SandDollar. I understand that any adjustment to my class schedule or failure to accept all the aid offered me could reduce my estimated refund. I also understand that if I am granted a move-in date prior to the date noted on this form, I will be expected to pay the nightly rate for each additional night(s) directly to Camden Miramar.

This form is valid one semester only and must be renewed prior to each semester. **I am responsible for paying my rent on the first day of each month following this payment. Failure to pay my rent on time will result in all applicable late fees as stated on my lease contract and I will be in default of the Lease contract which will subject me to the rights and remedies of Camden Miramar for defaulting under the Lease.**

Student Signature: _____ Date: _____

Due Dates: Fall-August 1; Spring-December 1; Summer-May 1

Camden Miramar Use Only:

Approved Move-in: _____ Rental Payment: _____ Unit # _____ Camden Rep: _____