

18-Jan-2001 [LSRTPOL]

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

PAGE 2

DEPOSITS

Security Deposit	\$200
Key Deposit	None
Additional Security Dep. for Pet	\$200 Refundable - each pet
Option to Rent Deposit	\$135 (Includes Credit Check Fee) Remainder of deposit required upon approval of application.
Moving Van Deposit	\$30 Refundable
Cable Box Deposit	\$30 Refundable
Clubhouse Deposit	\$100 Refundable

FEES

Credit Check Fee	\$35 per application
Credit Check Co-Signer	\$35 per application
Pet Fee	\$15 per month per pet
Month-To-Month Fee	\$35 per month
Storage Room Fees	\$30 per month
Reserved Parking	\$15 per month
Lock change	\$25 per lock
Transfer Fee	\$100 fee with Property Manager's approval only
6 month Lease premium	\$20 per month

CABLE

Satellite Basic	\$29.00 per month
Satellite Basic + Encore 6	\$35.00 per month
Satellite Basic + Showtime	\$36.50 per month
Satellite Basic + HBO	\$41.00 per month
Satellite Basic + Enc/Showtime	\$39.50 per month
Satellite Basic + Enc/HBO	\$44.00 per month
Satellite Basic + Showtime/HBO	\$45.50 per month
Satellite Basic + Enc/Show/HBO	\$48.50 per month
Cable hook-up	Free
Re-connect Fee	\$20.00

DISCOUNTS

Police Officer Discount	\$30 per month
Senior Citizens earn a discount:	\$30 per month over 55+ years of age (one full time resident of household).
Military Discount	\$10 per month for existing residents only. \$0 for new residents.

RESIDENCY REQUIREMENTS

Adults - 18 years to sign lease.
 Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
 Income requirement for married couples, or single - income must be:
 Three (3) times amount of rent for 1 bedroom units.
 Three (3) times amount of rent for 2 bedroom units.
 Income requirement for roommates and co-residents must be: Two (2) times the rental rate for each roommate
 Discrimination because of race, color, religion, sex, national origin, age or disability is prohibited.
 Two small pets allowed per apartment; 20 lb. maximum each pet.
 Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.

OTHER

\$100 Referral Bonus is authorized to tenants.

Laundry Room Building 4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 46, 48
 Storage Room Building 1, 6, 10, 19, 34, 40, 43
 Cable Room in Building 32

Handicap accessible units:	40	803	1903	3702	3003
	50	1005	2007	4011	3207
101	60	1203	2403	4301	3307
305	70	1603	2605	4903	3501

02-Jan-2002 [LRSFPOL]

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

PAGE 1

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/2002

Change in Average Ren YES AMOUNT: \$10.00

DATE PRINTED:01/02/2002 WRD 03:14 PM

Distribution: CAB, MO, LLS, NP, file, Property

TY	FLOOR PLAN	FLOOR	UNITS	CODES	SQ	TOTAL SQ. FT.	NEW RATE	NEW	OLD RATE	RATE JAN. 1	RATE/SQ. FT.	CURRENT NO. TOTAL	LAST CHANGED	AMOUNT CHANGED	
A	1BR - 1BA	1st	5	1X1.0	696	3,480	\$530		\$520						
A	1BR - 1BA	1st	18	1X1.1	696	12,528	\$550		\$540	\$520	\$0.76	\$2,650	09/06/2001		
A	1BR - 1BA	2nd	4	1X1.2	696	2,784	\$550		\$540	\$550	\$0.79	\$9,900	09/06/2001		
A	1BR - 1BA	1st	2	1X1.1T	696	1,392	\$550		\$540	\$550	\$0.79	\$2,200	09/06/2001		
A	1BR - 1BA	1st	1	1X1.1P	696	696	\$560		\$550	\$560	\$0.79	\$1,100	09/06/2001		
A	1BR - 1BA	1st	10	1X1.0L	696	6,960	\$545		\$535	\$545	\$0.80	\$560	09/06/2001		
A	1BR - 1BA	1st	5	1X1.0P	696	3,480	\$540		\$530	\$545	\$0.78	\$5,450	09/06/2001		
A	1BR - 1BA	2nd	4	1X1.2P	696	2,784	\$560		\$550	\$560	\$0.78	\$2,700	09/06/2001		
A	1BR - 1BA	1st	52	1X1.1L	696	36,192	\$565		\$555	\$565	\$0.80	\$2,240	09/06/2001		
A	1BR - 1BA	2nd	9	1X1.2L	696	6,264	\$565		\$555	\$565	\$0.81	\$29,390	09/06/2001		
A	1BR - 1BA	2nd	5	1X1.2C	696	3,480	\$565		\$555	\$565	\$0.81	\$4,520	09/06/2001		
A	1BR - 1BA	2nd	4	1X1.2S	696	2,784	\$565		\$555	\$565	\$0.81	\$2,825	09/06/2001		
A	1BR - 1BA	3rd	2	1X1.3C	696	1,392	\$565		\$555	\$565	\$0.81	\$2,260	09/06/2001		
A	1BR - 1BA	3rd	2	1X1.3S	696	1,392	\$565		\$555	\$565	\$0.81	\$1,130	09/06/2001		
A	1BR - 1BA	3rd	2	1X1.3CP	696	1,392	\$575		\$565	\$575	\$0.83	\$1,150	09/06/2001		
A	1BR - 1BA	3rd	2	1X1.3SP	696	1,392	\$575		\$565	\$575	\$0.83	\$1,450	09/06/2001		
A	1BR - 1BA	2nd	1	1X1.2CM	696	696	\$570		\$560	\$570	\$0.82	\$570	09/06/2001		
A	1BR - 1BA	2nd	2	1X1.2SM	696	1,392	\$570		\$560	\$570	\$0.82	\$1,140	09/06/2001		
A	1BR - 1BA	2nd	22	1X1.2LC	696	15,312	\$580		\$570	\$580	\$0.83	\$12,760	09/06/2001		
A	1BR - 1BA	2nd	22	1X1.2LS	696	15,312	\$580		\$570	\$580	\$0.83	\$12,760	09/06/2001		
A	1BR - 1BA	3rd	4	1X1.3LC	696	2,784	\$580		\$570	\$580	\$0.83	\$2,320	09/06/2001		
A	1BR - 1BA	3rd	4	1X1.3LS	696	2,784	\$580		\$570	\$580	\$0.83	\$2,320	09/06/2001		
Subtotal/Average					181	40%	696	125,976	\$565	\$555	\$565	\$0.81	\$102,215		
B	2BR - 1BA	1st	49	2X1.1	850	41,650	\$625		\$615	\$625	\$0.74	\$30,625	09/06/2001		
B	2BR - 1BA	2nd	1	2X1.2	850	850	\$625		\$615	\$625	\$0.74	\$625	09/06/2001		
B	2BR - 1BA	1st	11	2X1.0L	850	9,350	\$620		\$610	\$620	\$0.73	\$6,820	09/06/2001		
B	2BR - 1BA	1st	16	2X1.1T	850	13,600	\$625		\$615	\$625	\$0.74	\$10,000	09/06/2001		
B	2BR - 1BA	1st	3	2X1.0P	850	2,550	\$615		\$605	\$625	\$0.72	\$1,845	09/06/2001		
B	2BR - 1BA	1st	3	2X1.1P	850	2,550	\$635		\$625	\$635	\$0.75	\$1,905	09/06/2001		
B	2BR - 1BA	2nd	4	2X1.2P	850	3,400	\$635		\$625	\$635	\$0.75	\$2,540	09/06/2001		
B	2BR - 1BA	1st	33	2X1.1L	850	28,050	\$640		\$630	\$640	\$0.75	\$21,120	09/06/2001		
B	2BR - 1BA	2nd	13	2X1.2L	850	11,050	\$640		\$630	\$640	\$0.75	\$8,320	09/06/2001		
B	2BR - 1BA	2nd	23	2X1.2C	850	19,550	\$640		\$630	\$640	\$0.75	\$14,720	09/06/2001		
B	2BR - 1BA	3rd	1	2X1.3C	850	850	\$640		\$630	\$640	\$0.75	\$640	09/06/2001		
B	2BR - 1BA	2nd	28	2X1.2S	850	23,800	\$640		\$630	\$640	\$0.75	\$17,920	09/06/2001		
B	2BR - 1BA	2nd	8	2X1.2CT	850	6,800	\$640		\$630	\$640	\$0.75	\$5,120	09/06/2001		
B	2BR - 1BA	2nd	10	2X1.2ST	850	8,500	\$640		\$630	\$640	\$0.75	\$6,400	09/06/2001		
B	2BR - 1BA	2nd	2	2X1.2CP	850	1,700	\$650		\$640	\$650	\$0.76	\$1,300	09/06/2001		
B	2BR - 1BA	2nd	2	2X1.2SP	850	1,700	\$650		\$640	\$650	\$0.76	\$1,300	09/06/2001		
B	2BR - 1BA	2nd	2	2X1.2CM	850	1,700	\$645		\$635	\$645	\$0.76	\$1,290	09/06/2001		
B	2BR - 1BA	2nd	2	2X1.2SM	850	1,700	\$645		\$635	\$645	\$0.76	\$1,290	09/06/2001		
B	2BR - 1BA	3rd	2	2X1.3CMP	850	1,700	\$655		\$645	\$655	\$0.77	\$1,310	09/06/2001		
B	2BR - 1BA	3rd	2	2X1.3SMP	850	1,700	\$655		\$645	\$655	\$0.77	\$1,310	09/06/2001		
B	2BR - 1BA	2nd	19	2X1.2LC	850	16,150	\$655		\$645	\$655	\$0.77	\$12,445	09/06/2001		
B	2BR - 1BA	2nd	20	2X1.2LS	850	17,000	\$655		\$645	\$655	\$0.77	\$13,100	09/06/2001		
B	2BR - 1BA	3rd	5	2X1.3LC	850	4,250	\$655		\$645	\$655	\$0.77	\$3,275	09/06/2001		
B	2BR - 1BA	3rd	8	2X1.3LS	850	6,800	\$655		\$645	\$655	\$0.77	\$5,240	09/06/2001		
B	2BR - 1BA	2nd	2	2X1.2LSM	850	1,700	\$660		\$650	\$660	\$0.78	\$1,320	09/06/2001		
Subtotal/Average					269	60%	850	228,650	\$639	\$629	\$639	\$0.75	\$171,780		
TOTALS					450	100%	788	354,626	\$609			\$9.27	\$273,995		

NOTE: ALL RENTS REFLECT 1 YEAR LEASE RATE. No washer/dryers or hook-ups in units.

	AVERAGE SQ FT	788	CURRENT SCHEDULE	PREVIOUS SCHEDULE	JAN. 1 THIS YEAR	JAN. 1 PREVIOUS YEAR	JAN. 1 NEXT PREV	JAN. 1 PREV	JAN. 1 OF
L - Lake View-\$15	AVG. RENT	=	\$609	\$599	\$609	\$589	\$509	\$503	1999
C - Cathedral Ceiling-\$15	SCHEDULED STD.	=	273,995	269,495	273,995	264,995	2,228,835	\$226,145	
S - Skylight Ceiling-\$15	ANNUAL STANDARD	=	3,287,940	3,233,940	3,287,940	3,179,940	2,746,020	2,713,740	
M - Mountain View-\$5	AVG RENT	=	\$0.77	\$0.76	\$0.77	\$0.75	\$0.65	\$0.64	
P - Pool View-\$10									
T - Tot Lot View									
O - Bottom Floor, 3 story buildings	AVG % INCR-PREV PERIOD		1.67%	-BASE-					
1=\$20	AVG % INCR-ON JAN 1ST			-1.64%	-BASE-				
2=\$20	AVG % INCR OVER 2001		3.40%	1.70%	3.40%	-BASE-			
BASE-\$450	AVG % INCR OVER 2000		19.73%	17.77%	19.73%	15.80%	-BASE-		
	AVG % INCR OVER 1999		21.16%	19.17%	21.16%	17.18%	1.19%	-BASE-	

02-Jan-2002 [LSRTPOL]

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

PAGE 2

DEPOSITS

Security Deposit	\$200
Key Deposit	None
Additional Security Dep. for Pet	\$200 Refundable - each pet
Option to Rent Deposit	\$138 (Includes Credit Check Fee) Remainder of deposit required upon approval of application.
Moving Van Deposit	\$30 Refundable
Cable Box Deposit	\$30 Refundable
Clubhouse Deposit	\$100 Refundable

FEES

Credit Check Fee	\$38 per application (effective 3/1/01)
Credit Check Co-Signer	\$38 per application (effective 3/1/01)
Pet Fee	\$15 per month per pet
Month-To-Month Fee	\$35 per month
Storage Room Fees	\$30 per month
Reserved Parking	\$15 per month
Lock change	\$25 per lock
Transfer Fee	\$100 fee with Property Manager's approval only
6 month Lease premium	\$20 per month

CABLE

Satellite Basic (j)	\$29.00 per month
Satellite Basic + Encore 6 (k)	\$35.00 per month
Satellite Basic + Showtime (m)	\$36.50 per month
Satellite Basic + HBO (n)	\$41.00 per month
Satellite Basic + Enc/Showtime (q)	\$39.50 per month
Satellite Basic + Enc/HBO (r)	\$44.00 per month
Satellite Basic + Showtime/HBO (u)	\$45.50 per month
Satellite Basic + Enc/Show/HBO (v)	\$48.50 per month
Cable hook-up	Free
Re-connect Fee	\$20.00

DISCOUNTS

Police Officer Discount	\$30 per month
Senior Citizens earn a discount:	\$30 per month over 55+ years of age (one full time resident of household).
Military Discount	\$10 per month for existing residents only. \$0 for new residents.

RESIDENCY REQUIREMENTS

Adults - 18 years to sign lease.
 Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
 Income requirement for married couples, or single - income must be:
 Three (3) times amount of rent for 1 bedroom units.
 Three (3) times amount of rent for 2 bedroom units.
 Income requirements for co-signer must be:
 Five (5) times amount of rent on any unit.
 See attached additional residency requirements.
 Income requirement for roommates must be: Two (2) times the rental rate for each roommate
 Discrimination because of race, color, religion, sex, national origin, age or disability is prohibited.
 Two small pets allowed per apartment; 20 lb. maximum each pet.
 Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.

OTHER

\$100 Referral Bonus is authorized to tenants.

Laundry Room Building 4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 46, 48
 Storage Room Building 1, 6, 10, 19, 34, 40, 43
 Cable Room in Building 32

Handicap accessible units:	403	803	1903	3703	3003
	503	1005	2007	4011	3207
	101	603	1203	2403	4301
	305	703	1603	2605	4903
					3501

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/03

Change in Average Rent? YES | AMOUNT: \$20.00

DATE PRINTED: 01/06/03 MON
01:15 PM

Distribution: CAB, MO, Property Supervisor, NP, file, Property

FLOOR TYP	PLAN	FLOOR	UNITS	CODES	SQ.F	TOTAL SQ.FT.	NEW RATE	NEW ?	OLD RATE	RATE JAN. 1	RATE/ SQ.FT.	CURRENT MO. TOTA	LAST CHANGED	AMOUNT CHANGED
A	1BR - 1BA	1st	5	1X1.0	696	3,480	\$540		\$520	\$530	\$0.78	\$2,700	08/30/02	
A	1BR - 1BA	1st	18	1X1.1	696	12,528	\$580		\$540	\$550	\$0.80	\$10,080	08/30/02	
A	1BR - 1BA	2nd	4	1X1.2	696	2,784	\$560		\$540	\$550	\$0.80	\$2,240	08/30/02	
A	1BR - 1BA	1st	2	1X1.1T	696	1,392	\$560		\$540	\$550	\$0.80	\$1,120	08/30/02	
A	1BR - 1BA	1st	1	1X1.1P	696	696	\$570		\$550	\$560	\$0.82	\$570	08/30/02	
A	1BR - 1BA	1st	10	1X1.0L	696	6,960	\$555		\$535	\$545	\$0.80	\$5,550	08/30/02	
A	1BR - 1BA	1st	5	1X1.0P	696	3,480	\$550		\$530	\$540	\$0.79	\$2,750	08/30/02	
A	1BR - 1BA	2nd	4	1X1.2P	696	2,784	\$570		\$550	\$560	\$0.82	\$2,280	08/30/02	
A	1BR - 1BA	1st	52	1X1.1L	696	36,192	\$575		\$555	\$565	\$0.83	\$29,900	08/30/02	
A	1BR - 1BA	2nd	5	1X1.2L	696	5,568	\$575		\$555	\$565	\$0.83	\$4,600	08/30/02	
A	1BR - 1BA	2nd	4	1X1.2C	696	3,480	\$575		\$555	\$565	\$0.83	\$2,875	08/30/02	
A	1BR - 1BA	2nd	4	1X1.2S	696	2,784	\$575		\$555	\$565	\$0.83	\$2,300	08/30/02	
A	1BR - 1BA	3rd	2	1X1.3C	696	1,392	\$575		\$555	\$565	\$0.83	\$1,150	08/30/02	
A	1BR - 1BA	3rd	2	1X1.3S	696	1,392	\$575		\$555	\$565	\$0.83	\$1,150	08/30/02	
A	1BR - 1BA	3rd	2	1X1.3CP	696	1,392	\$585		\$565	\$575	\$0.84	\$1,170	08/30/02	
A	1BR - 1BA	3rd	2	1X1.3SP	696	1,392	\$585		\$565	\$575	\$0.84	\$1,170	08/30/02	
A	1BR - 1BA	2nd	1	1X1.2CM	696	696	\$580		\$560	\$570	\$0.83	\$580	08/30/02	
A	1BR - 1BA	2nd	2	1X1.2SM	696	1,392	\$580		\$560	\$570	\$0.83	\$1,160	08/30/02	
A	1BR - 1BA	2nd	22	1X1.2LC	696	15,312	\$590		\$570	\$580	\$0.85	\$12,980	08/30/02	
A	1BR - 1BA	2nd	22	1X1.2LS	696	15,312	\$590		\$570	\$580	\$0.85	\$12,980	08/30/02	
A	1BR - 1BA	3rd	4	1X1.3LC	696	2,784	\$590		\$570	\$580	\$0.85	\$2,360	08/30/02	
A	1BR - 1BA	3rd	4	1X1.3LS	696	2,784	\$590		\$570	\$580	\$0.85	\$2,360	08/30/02	
Subtotal/Average			181	40%	696	125,976	\$575		\$555	\$565	\$0.83	\$104,025	0.0%	\$0
B	2BR - 1BA	1st	49	2X1.1	850	41,650	\$635		\$615	\$625	\$0.75	\$31,115	08/30/02	
B	2BR - 1BA	2nd	1	2X1.2	850	850	\$635		\$615	\$625	\$0.75	\$635	08/30/02	
B	2BR - 1BA	1st	11	2X1.0L	850	9,350	\$630		\$610	\$620	\$0.74	\$6,930	08/30/02	
B	2BR - 1BA	1st	16	2X1.1T	850	13,600	\$635		\$615	\$625	\$0.75	\$10,160	08/30/02	
B	2BR - 1BA	1st	3	2X1.0P	850	2,550	\$625		\$605	\$615	\$0.74	\$1,875	08/30/02	
B	2BR - 1BA	1st	3	2X1.1P	850	2,550	\$645		\$625	\$635	\$0.76	\$1,935	08/30/02	
B	2BR - 1BA	2nd	4	2X1.2P	850	3,400	\$645		\$625	\$635	\$0.76	\$2,580	08/30/02	
B	2BR - 1BA	1st	33	2X1.1L	850	28,050	\$650		\$630	\$640	\$0.76	\$21,450	08/30/02	
B	2BR - 1BA	2nd	13	2X1.2L	850	11,050	\$650		\$630	\$640	\$0.76	\$8,450	08/30/02	
B	2BR - 1BA	2nd	23	2X1.2C	850	19,550	\$650		\$630	\$640	\$0.76	\$14,950	08/30/02	
B	2BR - 1BA	3rd	1	2X1.3C	850	850	\$650		\$630	\$640	\$0.76	\$650	08/30/02	
B	2BR - 1BA	2nd	28	2X1.2S	850	23,800	\$650		\$630	\$640	\$0.76	\$18,200	08/30/02	
B	2BR - 1BA	2nd	8	2X1.2CT	850	6,800	\$650		\$630	\$640	\$0.76	\$5,200	08/30/02	
B	2BR - 1BA	2nd	10	2X1.2ST	850	8,500	\$650		\$630	\$640	\$0.76	\$6,500	08/30/02	
B	2BR - 1BA	2nd	2	2X1.2CP	850	1,700	\$680		\$640	\$650	\$0.78	\$1,320	08/30/02	
B	2BR - 1BA	2nd	2	2X1.2SP	850	1,700	\$660		\$640	\$650	\$0.78	\$1,320	08/30/02	
B	2BR - 1BA	2nd	2	2X1.2CM	850	1,700	\$655		\$635	\$645	\$0.77	\$1,310	08/30/02	
B	2BR - 1BA	2nd	2	2X1.2SM	850	1,700	\$655		\$635	\$645	\$0.77	\$1,310	08/30/02	
B	2BR - 1BA	3rd	2	2X1.3CMP	850	1,700	\$665		\$645	\$655	\$0.78	\$1,330	08/30/02	
B	2BR - 1BA	3rd	2	2X1.3SMP	850	1,700	\$665		\$645	\$655	\$0.78	\$1,330	08/30/02	
B	2BR - 1BA	2nd	19	2X1.2LC	850	16,150	\$665		\$645	\$655	\$0.78	\$12,635	08/30/02	
B	2BR - 1BA	2nd	20	2X1.2LS	850	17,000	\$665		\$645	\$655	\$0.78	\$13,300	08/30/02	
B	2BR - 1BA	3rd	5	2X1.3LC	850	4,250	\$685		\$645	\$655	\$0.78	\$3,325	08/30/02	
B	2BR - 1BA	3rd	8	2X1.3LS	850	6,800	\$665		\$645	\$655	\$0.78	\$5,320	08/30/02	
B	2BR - 1BA	2nd	2	2X1.2LSM	850	1,700	\$670		\$650	\$660	\$0.79	\$1,340	08/30/02	
Subtotal/Average			269	60%	850	228,850	\$649		\$629	\$639	\$0.76	\$174,470	0.0%	\$0
TOTALS			450	100%	788	354,626	\$619		\$599	\$619	\$0.82	\$278,495	0.0%	\$0

NOTE: ALL RENTS REFLECT 1 YEAR LEASE RATE.
No washer/dryers or hook-ups in units.

AVERAGE SQ FT: 788

- L - Lake View=\$15
- C - Cathedral Ceiling=\$15
- S - Skylight Ceiling=\$15
- M - Mountain View=\$5

AVERAGE RENT:
SCHEDULED STANDARD:
ANNUAL STANDARD:

	JAN. 1	JAN. 1	JAN. 1	JAN. 1
	THIS YEAR	PREVIOUS YEAR	EXT PREVIOUS YEAR	PREVIOUS YEAR
AVERAGE RENT:	\$619	\$599	\$619	\$599
SCHEDULED STANDARD:	278,495	269,495	278,495	273,995
ANNUAL STANDARD:	3,341,940	3,233,940	3,341,940	3,287,940
AVG RENT	\$0.79	\$0.76	\$0.79	\$0.77
OF	\$509	\$509	\$509	\$509
	2,746,020	2,746,020	2,746,020	2,746,020

\$0.000
=====

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/03

Change In Average Rent? YES! AMOUNT: **\$20.00**

P - Pool View=\$10
T - Tot Lot View
O - Bottom Floor, 3 story buildings
1=\$20
2=\$20
BASE=\$450

AVG % INCR-PREV PERIOD	3.34%	-BASE-				
AVG % INCR-ON JAN 1ST	0.00%	-3.23%	-BASE-			
AVG % INCR OVER 2002	1.64%	-1.64%	1.64%	-BASE-		
AVG % INCR OVER 2001	5.08%	1.70%	5.08%	3.40%	-BASE-	
AVG % INCR OVER 2000	21.70%	17.77%	21.70%	19.73%	15.80%	-BASE-

DEPOSITS

Security Deposit \$200
Key Deposit None
Additional Security Dep. for Pet \$200 Refundable - each pet
Option to Rent Deposit \$138 (Includes Credit Check Fee) Remainder of deposit required upon approval of application.
Moving Van Deposit \$30 Refundable
Cable Box Deposit \$30 Refundable
Clubhouse Deposit \$100 Refundable

FEES

Credit Check Fee \$38 per application (effective 3/1/01)
Credit Check Co-Signer \$38 per application (effective 3/1/01)
Credit Check Minor \$10 per application
Pet Fee \$15 per month per pet
Month-To-Month Fee \$35 per month
Storage Room Fees \$30 per month
Reserved Parking \$15 per month
Lock change \$25 per lock
Transfer Fee \$100 fee with Property Manager's approval only
6 month Lease premium \$20 per month

CABLE

Satellite Basic (j) \$29.00 per month
Satellite Basic + Encore & (k) \$36.00 per month
Satellite Basic + Showtime (m) \$36.50 per month
Satellite Basic + HBO (n) \$41.00 per month
Satellite Basic + Enc/Showtime (q) \$39.50 per month
Satellite Basic + Enc/HBO (r) \$44.00 per month
Satellite Basic + Showtime/HBO (u) \$45.50 per month
Satellite Basic + Enc/Show/HBO (v) \$48.50 per month
Cable hook-up Free
Re-connect Fee \$20.00

DISCOUNTS

Police Officer Discount \$30 per month
Senior Citizens earn a discount: \$30 per month over 55+ years of age (one full time resident of household).
Military Discount \$10 per month for existing residents only. \$0 for new residents.

RESIDENCY REQUIREMENTS

Adults - 18 years to sign lease.
Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
Income requirement for married couples, or single - income must be:
Three (3) times amount of rent for 1 bedroom units.
Three (3) times amount of rent for 2 bedroom units.
Income requirements for co-signer must be:
Five (5) times amount of rent on any unit.
See attached additional residency requirements.
Income requirement for roommates must be: Two (2) times the rental rate for each roommate
Discrimination because of race, color, religion, sex, national origin, age or disability is prohibited.
Two small pets allowed per apartment; 20 lb. maximum each pet.
Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.

OTHER

\$100 Referral Bonus is authorized to tenants.

Laundry Room Building 4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 46, 48
Storage Room Building 1, 6, 10, 19, 34, 40, 43
Cable Room in Building 32

Handicap accessible units:

403	803	1903	3702	3003
	503	1005	2007	4011
101	603	1203	2403	4301
305	703	1603	2805	4903
				3501

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/04

Change In Average Rent? YES! AMOUNT: \$10.00

DATE PRINTED: 01/02/04 FRI
09:05 AM

Distribution: CAB, MO, EG, NP, file, Property

FLOOR TYPE	PLAN	FLOOR	UNITS	CODES	SQ.FT	TOTAL SQ.FT.	NEW RATE	NEW ?	OLD RATE	RATE JAN. 1	RATE/SQ.FT.	CURRENT MO. TOTAL	LAST CHANGED	AMOUNT CHANGED
A	1BR - 1BA	1st	5	1X1.0	696	3,480	\$580		\$550	\$530	\$0.80	\$2,800	10/06/03	
A	1BR - 1BA	1st	18	1X1.1	696	12,528	\$580		\$570	\$550	\$0.83	\$10,440	10/06/03	
A	1BR - 1BA	2nd	4	1X1.2	696	2,784	\$580		\$570	\$650	\$0.83	\$2,320	10/06/03	
A	1BR - 1BA	1st	2	1X1.1T	696	1,392	\$580		\$570	\$550	\$0.83	\$1,160	10/06/03	
A	1BR - 1BA	1st	1	1X1.1P	696	696	\$590		\$580	\$560	\$0.85	\$590	10/06/03	
A	1BR - 1BA	1st	10	1X1.0L	696	6,960	\$575		\$565	\$545	\$0.83	\$5,750	10/06/03	
A	1BR - 1BA	1st	5	1X1.0P	696	3,480	\$570		\$560	\$540	\$0.82	\$2,850	10/06/03	
A	1BR - 1BA	2nd	4	1X1.2P	696	2,784	\$590		\$580	\$560	\$0.85	\$2,360	10/06/03	
A	1BR - 1BA	1st	52	1X1.1L	696	36,192	\$595		\$585	\$565	\$0.85	\$30,940	10/06/03	
A	1BR - 1BA	2nd	8	1X1.2L	696	5,568	\$595		\$585	\$565	\$0.85	\$4,760	10/06/03	
A	1BR - 1BA	2nd	5	1X1.2C	696	3,480	\$595		\$585	\$565	\$0.85	\$2,975	10/06/03	
A	1BR - 1BA	2nd	4	1X1.2S	696	2,784	\$595		\$585	\$565	\$0.85	\$2,380	10/06/03	
A	1BR - 1BA	3rd	2	1X1.3C	696	1,392	\$595		\$585	\$565	\$0.85	\$1,190	10/06/03	
A	1BR - 1BA	3rd	2	1X1.3S	696	1,392	\$595		\$585	\$565	\$0.85	\$1,190	10/06/03	
A	1BR - 1BA	3rd	2	1X1.3CP	696	1,392	\$605		\$595	\$575	\$0.87	\$1,210	10/06/03	
A	1BR - 1BA	3rd	2	1X1.3SP	696	1,392	\$605		\$595	\$575	\$0.87	\$1,210	10/06/03	
A	1BR - 1BA	2nd	1	1X1.2CM	696	696	\$600		\$590	\$570	\$0.86	\$600	10/06/03	
A	1BR - 1BA	2nd	2	1X1.2SM	696	1,392	\$600		\$590	\$570	\$0.86	\$600	10/06/03	
A	1BR - 1BA	2nd	22	1X1.2LC	696	15,312	\$610		\$600	\$580	\$0.88	\$13,420	10/06/03	
A	1BR - 1BA	2nd	22	1X1.2LS	696	15,312	\$610		\$600	\$580	\$0.88	\$13,420	10/06/03	
A	1BR - 1BA	3rd	4	1X1.3LC	696	2,784	\$610		\$600	\$580	\$0.88	\$2,440	10/06/03	
A	1BR - 1BA	3rd	4	1X1.3LS	696	2,784	\$610		\$600	\$580	\$0.88	\$2,440	10/06/03	
Subtotal/Average			181	40%	696	125,976	\$585		\$585	\$565	\$0.85	\$107,845	0.0%	\$0
B	2BR - 1BA	1st	49	2X1.1	850	41,850	\$655		\$645	\$625	\$0.77	\$32,095	10/06/03	
B	2BR - 1BA	2nd	1	2X1.2	850	850	\$655		\$645	\$625	\$0.77	\$655	10/06/03	
B	2BR - 1BA	1st	11	2X1.0L	850	9,350	\$650		\$640	\$620	\$0.76	\$7,150	10/06/03	
B	2BR - 1BA	1st	16	2X1.1T	850	13,600	\$655		\$645	\$625	\$0.77	\$10,480	10/06/03	
B	2BR - 1BA	1st	3	2X1.0P	850	2,550	\$645		\$635	\$615	\$0.76	\$1,935	10/06/03	
B	2BR - 1BA	1st	3	2X1.1P	850	2,550	\$665		\$655	\$635	\$0.78	\$1,995	10/06/03	
B	2BR - 1BA	2nd	4	2X1.2P	850	3,400	\$665		\$655	\$635	\$0.78	\$2,660	10/06/03	
B	2BR - 1BA	1st	33	2X1.1L	850	28,050	\$670		\$660	\$640	\$0.79	\$22,110	10/06/03	
B	2BR - 1BA	2nd	13	2X1.2L	850	11,050	\$670		\$660	\$640	\$0.79	\$8,710	10/06/03	
B	2BR - 1BA	2nd	23	2X1.2C	850	19,550	\$670		\$660	\$640	\$0.79	\$15,410	10/06/03	
B	2BR - 1BA	3rd	1	2X1.3C	850	850	\$670		\$660	\$640	\$0.79	\$670	10/06/03	
B	2BR - 1BA	2nd	28	2X1.2S	850	23,800	\$670		\$660	\$640	\$0.79	\$18,780	10/06/03	
B	2BR - 1BA	2nd	8	2X1.2CT	850	8,800	\$670		\$660	\$640	\$0.79	\$6,380	10/06/03	
B	2BR - 1BA	2nd	10	2X1.2ST	850	8,500	\$670		\$660	\$640	\$0.79	\$6,700	10/06/03	
B	2BR - 1BA	2nd	2	2X1.2CP	850	1,700	\$680		\$670	\$650	\$0.80	\$1,360	10/06/03	
B	2BR - 1BA	2nd	2	2X1.2SP	850	1,700	\$680		\$670	\$650	\$0.80	\$1,360	10/06/03	
B	2BR - 1BA	2nd	2	2X1.2CM	850	1,700	\$675		\$665	\$645	\$0.79	\$1,350	10/06/03	
B	2BR - 1BA	2nd	2	2X1.2SM	850	1,700	\$675		\$665	\$645	\$0.79	\$1,350	10/06/03	
B	2BR - 1BA	3rd	2	2X1.3CMP	850	1,700	\$685		\$675	\$655	\$0.81	\$1,370	10/06/03	
B	2BR - 1BA	3rd	2	2X1.3SMP	850	1,700	\$685		\$675	\$655	\$0.81	\$1,370	10/06/03	
B	2BR - 1BA	2nd	19	2X1.2LC	850	16,150	\$685		\$675	\$655	\$0.81	\$13,015	10/06/03	
B	2BR - 1BA	2nd	20	2X1.2LS	850	17,000	\$685		\$675	\$655	\$0.81	\$13,700	10/06/03	
B	2BR - 1BA	3rd	5	2X1.3LC	850	4,250	\$685		\$675	\$655	\$0.81	\$3,425	10/06/03	
B	2BR - 1BA	3rd	8	2X1.3LS	850	6,800	\$685		\$675	\$655	\$0.81	\$5,480	10/06/03	
B	2BR - 1BA	2nd	2	2X1.2LSM	850	1,700	\$690		\$680	\$660	\$0.81	\$1,380	10/06/03	
Subtotal/Average			269	80%	850	228,650	\$659		\$659	\$639	\$0.79	\$179,850	0.0%	\$0
TOTALS			450	100%	788	354,628	\$639				\$9.73	\$287,495	0.0%	\$0

\$0.000

NOTE: ALL RENTS REFLECT 1 YEAR LEASE RATE.
No washer/dryers or hook-ups in units.

AVERAGE SQ. FT.: 788

- L - Lake View=\$15
- C - Cathedral Ceiling=\$15
- S - Skylight Ceiling=\$15
- M - Mountain View=\$5

AVERAGE RENT:
SCHEDULED STANDARD:
ANNUAL STANDARD:

CURRENT SCHEDULE	PREVIOUS SCHEDULE	JAN. 1 THIS YEAR	JAN. 1 PREVIOUS YEAR	JAN. 1 NEXT PREV	JAN. 1 OF 2001
\$639	\$629	\$639	\$619	\$609	\$589
287,495	282,995	287,495	278,495	273,995	264,995
3,449,940	3,395,940	3,449,940	3,341,940	3,287,940	3,179,940
AVG RENT =	\$0.81	\$0.80	\$0.81	\$0.79	\$0.75

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/04

Change in Average Rent? YES! AMOUNT: \$10.00

P - Pool View=\$10
T - Tat Lot View
O - Bottom Floor, 3 story buildings
1=\$20
2=\$20
BASE=\$450

AVG % INCR-PREV PERIOD	1.58%	-BASE-						
AVG % INCR-ON JAN 1ST	0.00%	-1.57%	-BASE-					
AVG % INCR OVER 2003	3.23%	1.62%	3.23%	-BASE-				
AVG % INCR OVER 2002	4.93%	3.28%	4.93%	1.64%	-BASE-			
AVG % INCR OVER 2001	8.49%	6.79%	8.49%	5.08%	3.40%	-BASE-		

DEPOSITS

Security Deposit \$200
Key Deposit None
Additional Security Dep. for Pet \$200 Refundable - each pet
Option to Rent Deposit \$138 (Includes Credit Check Fee) Remainder of deposit required upon approval of application.
Moving Van Deposit \$35 Refundable
Cable Box Deposit \$30 Refundable
Clubhouse Deposit \$100 Refundable

FEEES

Credit Check Fee \$38 per application
Credit Check Co-Signer \$38 per application
Pet Fee \$15 per month per pet
Month-To-Month Fee \$50 per month
Storage Room Fees \$30 per month
Reserved Parking \$15 per month
Lock change \$25 per lock
6 month Lease premium \$20 per month

CABLE

Satellite Basic (j) \$31.00 per month
Satellite Basic + Encore 6 (k) \$37.00 per month
Satellite Basic + Showtime (m) \$41.50 per month
Satellite Basic + HBO (n) \$43.00 per month
Satellite Basic + Enc/Showtime (q) \$44.50 per month
Satellite Basic + Enc/HBO (r) \$46.00 per month
Satellite Basic + Showtime/HBO (u) \$50.50 per month
Satellite Basic + Enc/Show/HBO (v) \$53.50 per month
Cable hook-up Free
Re-connect Fee \$20.00

DISCOUNTS

Senior Citizens earn a discount: \$30 per month over 55+ years of age (one full time resident of household).
Military Discount \$10 per month for existing residents only. \$0 for new residents.

RESIDENCY REQUIREMENTS

Adults - 18 years to sign lease.
Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
Income requirement for married couples, or single - Income must be:
Three (3) times amount of rent for 1 bedroom units.
Three (3) times amount of rent for 2 bedroom units.
Income requirements for co-signer must be:
Five (5) times amount of rent on any unit.
See attached additional residency requirements.
Income requirement for roommates must be: Two (2) times the rental rate for each roommate
Discrimination because of race, color, religion, sex, national origin, age or disability is prohibited.
Two small pets allowed per apartment; 20 lb. maximum each pet.
Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.

OTHER

\$100 Referral Bonus is authorized to tenants.

Laundry Room Building 4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 46, 48
Storage Room Building 1, 6, 10, 19, 34, 40, 43
Cable Room In Building 32

Handicap accessible units:

403	603	1903	3702	3003
503	1005	2007	4011	3207
101	603	1203	2403	4301
305	703	1803	2805	4903
				3501

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/05

Change in Average Rent? YES! AMOUNT: \$10.00

DATE PRINTED: 01/03/06 MON
09:34 AM

Distribution: CAB, MD, NP, file, Property

TYPE	FLOOR PLAN	FLOOR	UNITS	CODES	SQ.FT	TOTAL SQ.FT.	NEW RATE	NEW ?	OLD RATE	RATE JAN. 1	RATE/ SQ.FT.	CURRENT MO. TOTAL	LAST CHANGED	AMOUNT CHANGED	
A	1BR - 1BA	1st	5	1X1.0	696	3,480	\$580		\$580	\$580	\$0.80	\$2,800	10/08/03		
A	1BR - 1BA	1st	18	1X1.1	696	12,528	\$580		\$570	\$580	\$0.83	\$10,440	10/06/03		
A	1BR - 1BA	2nd	4	1X1.2	696	2,784	\$580		\$570	\$580	\$0.83	\$2,320	10/06/03		
A	1BR - 1BA	1st	2	1X1.1T	696	1,392	\$580		\$570	\$580	\$0.83	\$1,160	10/08/03		
A	1BR - 1BA	1st	1	1X1.1P	696	696	\$590		\$580	\$590	\$0.85	\$590	10/08/03		
A	1BR - 1BA	1st	10	1X1.0L	696	6,960	\$575		\$565	\$575	\$0.83	\$5,750	10/06/03		
A	1BR - 1BA	2nd	4	1X1.0P	696	3,480	\$570		\$580	\$570	\$0.82	\$2,850	10/08/03		
A	1BR - 1BA	1st	52	1X1.2L	696	2,784	\$590		\$580	\$590	\$0.85	\$2,360	10/06/03		
A	1BR - 1BA	2nd	8	1X1.2L	696	36,192	\$595		\$585	\$595	\$0.85	\$30,940	10/08/03		
A	1BR - 1BA	2nd	5	1X1.2C	696	5,568	\$595		\$585	\$595	\$0.85	\$4,760	10/08/03		
A	1BR - 1BA	2nd	4	1X1.2S	696	3,480	\$595		\$585	\$595	\$0.85	\$2,975	10/06/03		
A	1BR - 1BA	3rd	2	1X1.3C	696	2,784	\$595		\$585	\$595	\$0.85	\$2,380	10/06/03		
A	1BR - 1BA	3rd	2	1X1.3S	696	1,392	\$595		\$585	\$595	\$0.85	\$1,190	10/06/03		
A	1BR - 1BA	3rd	2	1X1.3CP	696	1,392	\$605		\$595	\$605	\$0.87	\$1,210	10/08/03		
A	1BR - 1BA	3rd	2	1X1.3SP	696	1,392	\$605		\$595	\$605	\$0.87	\$1,210	10/06/03		
A	1BR - 1BA	2nd	1	1X1.2CM	696	696	\$600		\$590	\$600	\$0.86	\$600	10/08/03		
A	1BR - 1BA	2nd	2	1X1.2SM	696	1,392	\$600		\$590	\$600	\$0.86	\$600	10/08/03		
A	1BR - 1BA	2nd	22	1X1.2LC	696	15,312	\$610		\$600	\$610	\$0.88	\$13,420	10/08/03		
A	1BR - 1BA	2nd	22	1X1.2LS	696	15,312	\$610		\$600	\$610	\$0.88	\$13,420	10/06/03		
A	1BR - 1BA	3rd	4	1X1.3LC	696	2,784	\$610		\$600	\$610	\$0.88	\$2,440	10/06/03		
A	1BR - 1BA	3rd	4	1X1.3LS	696	2,784	\$610		\$600	\$610	\$0.88	\$2,440	10/06/03		
Subtotal/Average					181	40%	696	125,978	\$595	\$585	\$595	\$0.85	\$107,845	0.0%	\$0
B	2BR - 1BA	1st	49	2X1.1	850	41,650	\$655		\$645	\$655	\$0.77	\$32,095	10/06/03		
B	2BR - 1BA	2nd	1	2X1.2	850	850	\$655		\$645	\$655	\$0.77	\$655	10/06/03		
B	2BR - 1BA	1st	11	2X1.0L	850	9,350	\$650		\$640	\$650	\$0.76	\$7,150	10/06/03		
B	2BR - 1BA	1st	16	2X1.1T	850	13,600	\$655		\$645	\$655	\$0.77	\$10,480	10/06/03		
B	2BR - 1BA	1st	3	2X1.0P	850	2,550	\$645		\$635	\$645	\$0.76	\$1,935	10/06/03		
B	2BR - 1BA	1st	3	2X1.1P	850	2,550	\$665		\$655	\$665	\$0.78	\$1,995	10/06/03		
B	2BR - 1BA	2nd	4	2X1.2P	850	3,400	\$665		\$655	\$665	\$0.78	\$1,995	10/06/03		
B	2BR - 1BA	1st	33	2X1.1L	850	28,050	\$670		\$660	\$670	\$0.79	\$22,110	10/06/03		
B	2BR - 1BA	2nd	13	2X1.2L	850	11,050	\$670		\$660	\$670	\$0.79	\$8,710	10/06/03		
B	2BR - 1BA	2nd	23	2X1.2C	850	19,550	\$670		\$660	\$670	\$0.79	\$15,410	10/06/03		
B	2BR - 1BA	3rd	1	2X1.3C	850	850	\$670		\$660	\$670	\$0.79	\$670	10/06/03		
B	2BR - 1BA	2nd	28	2X1.2S	850	23,800	\$670		\$660	\$670	\$0.79	\$18,760	10/06/03		
B	2BR - 1BA	2nd	8	2X1.2CT	850	6,800	\$670		\$660	\$670	\$0.79	\$5,360	10/06/03		
B	2BR - 1BA	2nd	10	2X1.2ST	850	8,500	\$670		\$660	\$670	\$0.79	\$6,700	10/06/03		
B	2BR - 1BA	2nd	2	2X1.2CP	850	1,700	\$680		\$670	\$680	\$0.80	\$1,360	10/06/03		
B	2BR - 1BA	2nd	2	2X1.2SP	850	1,700	\$680		\$670	\$680	\$0.80	\$1,360	10/06/03		
B	2BR - 1BA	2nd	2	2X1.2CM	850	1,700	\$675		\$665	\$675	\$0.79	\$1,350	10/06/03		
B	2BR - 1BA	2nd	2	2X1.2SM	850	1,700	\$675		\$665	\$675	\$0.79	\$1,350	10/06/03		
B	2BR - 1BA	3rd	2	2X1.3CMP	850	1,700	\$685		\$675	\$685	\$0.81	\$1,370	10/06/03		
B	2BR - 1BA	3rd	2	2X1.3SMP	850	1,700	\$685		\$675	\$685	\$0.81	\$1,370	10/06/03		
B	2BR - 1BA	2nd	19	2X1.2LC	850	16,150	\$685		\$675	\$685	\$0.81	\$13,015	10/06/03		
B	2BR - 1BA	2nd	20	2X1.2LS	850	17,000	\$685		\$675	\$685	\$0.81	\$13,700	10/06/03		
B	2BR - 1BA	3rd	5	2X1.3LC	850	4,250	\$685		\$675	\$685	\$0.81	\$3,425	10/06/03		
B	2BR - 1BA	3rd	8	2X1.3LS	850	6,800	\$685		\$675	\$685	\$0.81	\$5,480	10/06/03		
B	2BR - 1BA	2nd	2	2X1.2LSM	850	1,700	\$690		\$680	\$690	\$0.81	\$1,360	10/06/03		
Subtotal/Average					269	60%	850	228,850	\$669	\$659	\$669	\$0.79	\$179,850	0.0%	\$0
TOTALS					450	100%	788	354,626	\$639			\$9.73	\$287,495	0.0%	\$0

NOTE: ALL RENTS REFLECT 1 YEAR LEASE RATE.
No washer/dryers or hook-ups in units.

AVERAGE SQ FT: 788

CURRENT SCHEDULE	PREVIOUS SCHEDULE	JAN. 1 YEAR	JAN. 1 PREVIOUS YEAR	JAN. 1 NEXT YEAR	JAN. 1 PREV YEAR	OF 2002
\$639	\$629	\$639	\$639	\$619	\$609	
287,495	282,995	287,495	278,495	278,495	283,995	
3,449,940	3,395,940	3,449,940	3,449,940	3,341,940	3,287,940	
AVG RENT		\$0.81	\$0.80	\$0.81	\$0.81	\$0.77

- L - Lake View=\$15
- C - Cathedral Ceiling=\$15
- S - Skylight Ceiling=\$15
- M - Mountain View=\$5

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/05

Change in Average Rent? YES! AMOUNT: \$10.00

P - Pool View=\$10

T - Tot Lot View

O - Bottom Floor, 3 story buildings

1=\$20

2=\$20

1 BDRM BASE=\$580

2 BDRM BASE=\$635

AVG % INCR-PREV PERIOD	1.59%	-BASE-				
AVG % INCR-ON JAN 1ST	0.00%	-1.57%	-BASE-			
AVG % INCR OVER 2004	0.00%	-1.57%	0.00%	-BASE-		
AVG % INCR OVER 2003	3.23%	1.62%	3.23%	3.23%	-BASE-	
AVG % INCR OVER 2002	4.93%	3.28%	4.93%	4.93%	1.64%	-BASE-

DEPOSITS

Security Deposit	\$200
Key Deposit	None
Additional Security Dep. for Pet	\$200 Refundable - each pet
Option to Rent Deposit	\$138 (Includes Credit Check Fee) Remainder of deposit required upon approval of application.
Moving Van Deposit	\$35 Refundable
Cable Box Deposit	\$30 Refundable
Clubhouse Deposit	\$100 Refundable

FEEES

Credit Check Fee	\$38 per application
Credit Check Co-Signer	\$38 per application
Pet Fee	\$15 per month per pet
Month-To-Month Fee	\$50 per month
Storage Room Fees	\$30 per month
Reserved Parking	\$15 per month
Lock change	\$25 per lock
6 month Lease premium	\$20 per month

CABLE

Satellite Basic (j)	\$31.00 per month
Satellite Basic + Encore 6 (k)	\$37.00 per month
Satellite Basic + Showtime (m)	\$41.50 per month
Satellite Basic + HBO (n)	\$43.00 per month
Satellite Basic + Enc/Showtime (q)	\$44.50 per month
Satellite Basic + Enc/HBO (r)	\$46.00 per month
Satellite Basic + Showtime/HBO (u)	\$50.50 per month
Satellite Basic + Enc/Show/HBO (v)	\$53.50 per month
Cable hook-up	Free
Re-connect Fee	\$20.00

DISCOUNTS

Senior Citizens earn a discount:	\$30 per month over 55+ years of age (one full time resident of household).
Military Discount	\$10 per month for existing residents only. \$0 for new residents.

RESIDENCY REQUIREMENTS

Adults - 18 years to sign lease.
 Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
 Income requirement for married couples, or single - income must be:
 Three (3) times amount of rent for 1 bedroom units.
 Three (3) times amount of rent for 2 bedroom units.
 Income requirements for co-signer must be:
 Five (5) times amount of rent on any unit.
 See attached additional residency requirements.
 Income requirement for roommates must be: Two (2) times the rental rate for each roommate
 Discrimination because of race, color, religion, sex, national origin, age or disability is prohibited.
 Two small pets allowed per apartment; 20 lb. maximum each pet.
 Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.

OTHER

\$100 Referral Bonus is authorized to tenants.

Laundry Room Building	4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 46, 48
Storage Room Building	1, 6, 10, 19, 34, 40, 43
Cable Room in Building 32	

Handicap accessible units:	403	803	1903	3702	3003
	503	1005	2007	4011	3207
101	603	1203	2403	4301	3307
305	703	1603	2605	4803	3501

5/23/2006 Lstpol

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 05/22/08 Change in Average Rent? YES ! AMOUNT: \$25.00

DATE PRINTED: 05/23/08 TUE 12:08 PM Distribution: CAB, MO, VN, NP, JS, Me, Property

FLOOR TYPE	PLAN	FLOOR	UNITS	CODES	SQ.FT	TOTAL SQ.FT.	NEW RATE	NEW ?	OLD RATE	RATE JAN. 1	RATE/ SQ.FT.	CURRENT MO. TOTAL	LAST CHANGED	AMOUNT CHANGED
A	1BR - 1BA	1st	5	1X1.0	696	3,480	\$590		\$560	\$580	\$0.83	\$2,900	01/24/06	
A	1BR - 1BA	1st	18	1X1.1	696	12,528	\$600		\$590	\$580	\$0.86	\$10,800	01/24/06	
A	1BR - 1BA	2nd	4	1X1.2	696	2,784	\$600		\$580	\$580	\$0.86	\$2,400	01/24/06	
A	1BR - 1BA	1st	2	1X1.1T	696	1,392	\$600		\$580	\$580	\$0.86	\$1,200	01/24/06	
A	1BR - 1BA	1st	1	1X1.1P	696	696	\$610		\$590	\$590	\$0.86	\$610	01/24/06	
A	1BR - 1BA	1st	10	1X1.0L	696	6,960	\$595		\$575	\$575	\$0.85	\$5,950	01/24/06	
A	1BR - 1BA	1st	5	1X1.0P	696	3,480	\$590		\$570	\$570	\$0.85	\$2,950	01/24/06	
A	1BR - 1BA	2nd	4	1X1.2P	696	2,784	\$610		\$590	\$590	\$0.86	\$2,440	01/24/06	
A	1BR - 1BA	1st	52	1X1.1L	696	36,192	\$815		\$595	\$595	\$0.88	\$31,980	01/24/06	
A	1BR - 1BA	2nd	8	1X1.2L	696	5,568	\$615		\$595	\$595	\$0.88	\$4,920	01/24/06	
A	1BR - 1BA	2nd	5	1X1.2C	696	3,480	\$615		\$595	\$595	\$0.88	\$3,075	01/24/06	
A	1BR - 1BA	2nd	4	1X1.2S	696	2,784	\$815		\$595	\$595	\$0.88	\$2,460	01/24/06	
A	1BR - 1BA	3rd	2	1X1.3C	696	1,392	\$815		\$595	\$595	\$0.88	\$1,230	01/24/06	
A	1BR - 1BA	3rd	2	1X1.3S	696	1,392	\$815		\$595	\$595	\$0.88	\$1,230	01/24/06	
A	1BR - 1BA	3rd	2	1X1.3CP	696	1,392	\$625		\$605	\$605	\$0.90	\$1,250	01/24/06	
A	1BR - 1BA	3rd	2	1X1.3SP	696	1,392	\$625		\$605	\$605	\$0.90	\$1,250	01/24/06	
A	1BR - 1BA	2nd	1	1X1.2CM	696	696	\$620		\$600	\$600	\$0.89	\$620	01/24/06	
A	1BR - 1BA	2nd	2	1X1.2SM	696	1,392	\$620		\$600	\$600	\$0.89	\$1,240	01/24/06	
A	1BR - 1BA	2nd	22	1X1.2LC	696	15,312	\$650		\$610	\$610	\$0.93	\$14,300	01/24/06	
A	1BR - 1BA	2nd	22	1X1.2LS	696	15,312	\$650		\$610	\$610	\$0.93	\$14,300	01/24/06	
A	1BR - 1BA	3rd	4	1X1.3LC	696	2,784	\$650		\$610	\$610	\$0.93	\$2,600	01/24/06	
A	1BR - 1BA	3rd	4	1X1.3LS	696	2,784	\$650		\$610	\$610	\$0.93	\$2,600	01/24/06	
Subtotal/Average			181	40%	696	125,976	\$620		\$586	\$595	\$0.88	\$112,305	0.0%	\$0
B	2BR - 1BA	1st	49	2X1.1	850	41,850	\$675		\$655	\$655	\$0.79	\$33,075	01/24/06	
B	2BR - 1BA	2nd	1	2X1.2	850	850	\$675		\$655	\$655	\$0.79	\$675	01/24/06	
B	2BR - 1BA	1st	11	2X1.0L	850	9,350	\$670		\$650	\$650	\$0.79	\$7,370	01/24/06	
B	2BR - 1BA	1st	16	2X1.1T	850	13,600	\$675		\$655	\$655	\$0.79	\$10,800	01/24/06	
B	2BR - 1BA	1st	3	2X1.0P	850	2,550	\$655		\$645	\$645	\$0.78	\$1,995	01/24/06	
B	2BR - 1BA	1st	3	2X1.1P	850	2,550	\$685		\$665	\$665	\$0.81	\$2,055	01/24/06	
B	2BR - 1BA	2nd	4	2X1.2P	850	3,400	\$685		\$665	\$665	\$0.81	\$2,740	01/24/06	
B	2BR - 1BA	1st	33	2X1.1L	850	28,050	\$690		\$670	\$670	\$0.81	\$22,770	01/24/06	
B	2BR - 1BA	2nd	13	2X1.2L	850	11,050	\$690		\$670	\$670	\$0.81	\$8,970	01/24/06	
B	2BR - 1BA	2nd	23	2X1.2C	850	19,550	\$690		\$670	\$670	\$0.81	\$15,870	01/24/06	
B	2BR - 1BA	3rd	1	2X1.3C	850	850	\$690		\$670	\$670	\$0.81	\$690	01/24/06	
B	2BR - 1BA	2nd	28	2X1.2S	850	23,800	\$690		\$670	\$670	\$0.81	\$19,320	01/24/06	
B	2BR - 1BA	2nd	8	2X1.2CT	850	6,800	\$690		\$670	\$670	\$0.81	\$5,520	01/24/06	
B	2BR - 1BA	2nd	10	2X1.2ST	850	8,500	\$690		\$670	\$670	\$0.81	\$6,900	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2CP	850	1,700	\$700		\$680	\$680	\$0.82	\$1,400	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2SP	850	1,700	\$700		\$680	\$680	\$0.82	\$1,400	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2CM	850	1,700	\$695		\$675	\$675	\$0.82	\$1,390	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2SM	850	1,700	\$695		\$675	\$675	\$0.82	\$1,390	01/24/06	
B	2BR - 1BA	3rd	2	2X1.3CMP	850	1,700	\$705		\$685	\$685	\$0.83	\$1,410	01/24/06	
B	2BR - 1BA	3rd	2	2X1.3SMP	850	1,700	\$705		\$685	\$685	\$0.83	\$1,410	01/24/06	
B	2BR - 1BA	2nd	19	2X1.2LC	850	16,150	\$725		\$685	\$685	\$0.85	\$13,775	01/24/06	
B	2BR - 1BA	2nd	20	2X1.2LS	850	17,000	\$725		\$685	\$685	\$0.85	\$14,500	01/24/06	
B	2BR - 1BA	3rd	5	2X1.3LC	850	4,250	\$725		\$685	\$685	\$0.85	\$3,625	01/24/06	
B	2BR - 1BA	3rd	8	2X1.3LS	850	6,800	\$725		\$685	\$685	\$0.85	\$5,800	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2LSM	850	1,700	\$730		\$690	\$690	\$0.86	\$1,480	01/24/06	
Subtotal/Average			269	60%	850	228,650	\$693		\$669	\$669	\$0.81	\$188,310	0.0%	\$0
TOTALS			450	100%	788	354,628	\$664				\$10.10	\$298,615	0.0%	\$0

NOTE: ALL RENTS REFLECT 1 YEAR LEASE RATE. No washer/dryers or hook-ups in units.

AVERAGE SQ. FT.: 788

- L - Lake View-\$15
- C - Cathedral Ceiling-\$16
- S - Skylight Ceiling-\$15
- M - Mountain View-\$5

AVERAGE RENT:
SCHEDULED STANDARD:
ANNUAL STANDARD:

CURRENT SCHEDULE	PREVIOUS SCHEDULE	JAN. 1 THIS YEAR	JAN. 1 PREVIOUS YEAR	JAN. 1 NEXT PREV	JAN. 1 OF 2003
\$664	\$639	\$639	\$639	\$639	\$619
298,615	287,495	287,495	287,495	287,495	278,495
3,583,380	3,449,940	3,449,940	3,449,940	3,449,940	3,341,940
AVG RENT		\$0.84	\$0.81	\$0.81	\$0.79

\$0.000

5/23/2006 Lsrtpol

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 06/22/06

Change in Average Rent? YES ! AMOUNT: \$25.00

P - Pool View=\$10
 T - Tot Lot View
 O - Bottom Floor, 3 story buildings
 1e=\$20
 2=\$20
 1 BDRM BASE=\$560
 2 BDRM BASE=\$635

AVG % INCR-PREV PERIOD	3.87%	-BASE-							
AVG % INCR-ON JAN 1ST	3.87%	0.00%	-BASE-						
AVG % INCR OVER 2005	3.87%	0.00%	-BASE-						
AVG % INCR OVER 2004	3.87%	0.00%	0.00%	0.00%	-BASE-				
AVG % INCR OVER 2003	7.22%	3.23%	3.23%	3.23%	3.23%	3.23%	-BASE-		

DEPOSITS

Security Deposit \$300 (8/18/05)
 Key Deposit None
 Additional Security Dep. for Pet \$400 Refundable - each pet (effective 1/06)
 Option to Rent Deposit \$338 (Two separate checks: \$28 for application fee, \$300 for Security Deposit.) Full security deposit due at time of rental, (11/05)
 Moving Van Deposit \$35 Refundable
 Cable Box Deposit \$30 Refundable
 Clubhouse Deposit \$100 Refundable

FEEs

Credit Check Fee \$38 per application
 Credit Check Co-Signer \$38 per application
 Additional rent (PDM) \$15 per month per pet
 Month-To-Month Fee \$50 per month
 Storage Room Fees \$30 per month
 Reserved Parking \$15 per month
 Lock change \$25 per lock
 6 month Lease premium \$20 per month

CABLE-DISCONTINUED AS OF 11-15-05

Satellite Basic (j) \$31.00 per month DISCONTINUED AS OF 11-15-05
 Satellite Basic + Encore 6 (k) \$37.00 per month DISCONTINUED AS OF 11-15-05
 Satellite Basic + Showtime (m) \$41.50 per month DISCONTINUED AS OF 11-15-05
 Satellite Basic + HBO (n) \$43.00 per month DISCONTINUED AS OF 11-15-05
 Satellite Basic + Enc/Showtime (q) \$44.50 per month DISCONTINUED AS OF 11-15-05
 Satellite Basic + Enc/HBO (r) \$46.00 per month DISCONTINUED AS OF 11-15-05
 Satellite Basic + Showtime/HBO (u) \$50.50 per month DISCONTINUED AS OF 11-15-05
 Satellite Basic + Enc/Show/HBO (v) \$53.50 per month DISCONTINUED AS OF 11-15-05
 Cable hook-up Free DISCONTINUED AS OF 11-15-05
 Re-connect Fee \$20.00 DISCONTINUED AS OF 11-15-05

DISCOUNTS

Senior Citizens earn a discount: \$30 per month over 55+ years of age (one full time resident of household).
 Military Discount None effective 7-21-05
 5 Plus Club After 5 years of residency, 1 free parking space. Discontinue free PDM effective 5-10-06.

RESIDENCY REQUIREMENTS

Adults - 18 years to sign lease.
 Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
 Income requirement for married couples, or single - Income must be:
 Three (3) times amount of rent for 1 bedroom units.
 Three (3) times amount of rent for 2 bedroom units.
 Income requirements for co-signer must be:
 Five (5) times amount of rent on any unit.
 See attached additional residency requirements.
 Income requirement for roommates must be: Two (2) times the rental rate for each roommate
 Discrimination because of race, color, religion, sex, national origin, age or disability is prohibited.
 Two small pets allowed per apartment; 20 lb. maximum each pet.
 Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.

OTHER

\$100 Referral Bonus is authorized to tenants.

Laundry Room Building 4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 46, 48
 Storage Room Building 1, 6, 10, 19, 34, 40, 43
 Cable Room In Building 32

Handicap accessible units:

403	803	1903	3702	3003
503	1005	2007	4011	3207
101	603	1203	2403	4301
305	703	1603	2805	4903
				3501

2/21/2007 Lsrtpof

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 02/21/07

Change in Average Rent? YES! AMOUNT: \$6.00

DATE PRINTED: 02/21/07 WED 03:46 PM

Distribution: CAB, MO, RK, NP, JS, file, Property

TYPE	FLOOR PLAN	FLOOR	UNITS	CODES	SQ.FT	TOTAL SQ.FT.	NEW RATE	NEW ?	OLD RATE	RATE JAN. 1	RATE/ SQ.FT.	CURRENT MO. TOTAL	LAST CHANGED	AMOUNT CHANGED
A	1BR - 1BA	1st	5	1X1.0	696	3,480	\$585	NEW!	\$580	\$580	\$0.85	\$2,975	02/21/07	\$15
A	1BR - 1BA	1st	16	1X1.1	696	12,528	\$615	NEW!	\$600	\$600	\$0.88	\$11,070	02/21/07	\$15
A	1BR - 1BA	2nd	4	1X1.2	696	2,784	\$815	NEW!	\$800	\$800	\$0.88	\$2,480	02/21/07	\$15
A	1BR - 1BA	1st	2	1X1.1T	696	1,392	\$815	NEW!	\$800	\$800	\$0.88	\$1,230	02/21/07	\$15
A	1BR - 1BA	1st	1	1X1.1P	696	696	\$825	NEW!	\$610	\$610	\$0.90	\$625	02/21/07	\$15
A	1BR - 1BA	1st	10	1X1.0L	696	6,960	\$610	NEW!	\$595	\$595	\$0.88	\$6,100	02/21/07	\$15
A	1BR - 1BA	2nd	4	1X1.2P	696	2,784	\$825	NEW!	\$810	\$810	\$0.90	\$3,025	02/21/07	\$15
A	1BR - 1BA	1st	52	1X1.1L	696	36,192	\$830	NEW!	\$615	\$615	\$0.91	\$32,780	02/21/07	\$15
A	1BR - 1BA	2nd	8	1X1.2L	696	5,568	\$830	NEW!	\$615	\$615	\$0.91	\$5,040	02/21/07	\$15
A	1BR - 1BA	2nd	5	1X1.2C	696	3,480	\$830	NEW!	\$615	\$615	\$0.91	\$3,150	02/21/07	\$15
A	1BR - 1BA	2nd	4	1X1.2S	696	2,784	\$830	NEW!	\$615	\$615	\$0.91	\$2,520	02/21/07	\$15
A	1BR - 1BA	3rd	2	1X1.3C	696	1,392	\$830	NEW!	\$615	\$615	\$0.91	\$1,280	02/21/07	\$15
A	1BR - 1BA	3rd	2	1X1.3S	696	1,392	\$830	NEW!	\$615	\$615	\$0.91	\$1,280	02/21/07	\$15
A	1BR - 1BA	3rd	2	1X1.3CP	696	1,392	\$840	NEW!	\$625	\$625	\$0.92	\$1,280	02/21/07	\$15
A	1BR - 1BA	3rd	2	1X1.3SP	696	1,392	\$840	NEW!	\$625	\$625	\$0.92	\$1,280	02/21/07	\$15
A	1BR - 1BA	2nd	1	1X1.2CM	696	696	\$635	NEW!	\$620	\$620	\$0.91	\$635	02/21/07	\$15
A	1BR - 1BA	2nd	2	1X1.2SM	696	1,392	\$635	NEW!	\$620	\$620	\$0.91	\$1,270	02/21/07	\$15
A	1BR - 1BA	2nd	22	1X1.2LC	696	15,312	\$665	NEW!	\$650	\$650	\$0.96	\$14,630	02/21/07	\$15
A	1BR - 1BA	2nd	22	1X1.2LS	696	15,312	\$665	NEW!	\$650	\$650	\$0.96	\$14,630	02/21/07	\$15
A	1BR - 1BA	3rd	4	1X1.3LC	696	2,784	\$665	NEW!	\$650	\$650	\$0.96	\$2,660	02/21/07	\$15
A	1BR - 1BA	3rd	4	1X1.3LS	696	2,784	\$665	NEW!	\$650	\$650	\$0.96	\$2,660	02/21/07	\$15
Subtotal/Average			181	40%	696	125,976	\$635		\$820	\$820	\$0.91	\$115,020	2.4%	\$2,715
B	2BR - 1BA	1st	49	2X1.1	850	41,650	\$675		\$655	\$675	\$0.79	\$33,075	01/24/06	
B	2BR - 1BA	2nd	1	2X1.2	850	850	\$675		\$655	\$675	\$0.79	\$675	01/24/06	
B	2BR - 1BA	1st	11	2X1.0L	850	9,350	\$670		\$650	\$670	\$0.79	\$7,370	01/24/06	
B	2BR - 1BA	1st	18	2X1.1T	850	13,600	\$675		\$655	\$675	\$0.79	\$10,800	01/24/06	
B	2BR - 1BA	1st	3	2X1.0P	850	2,550	\$665		\$645	\$665	\$0.78	\$1,995	01/24/06	
B	2BR - 1BA	1st	3	2X1.1P	850	2,550	\$685		\$665	\$685	\$0.81	\$2,055	01/24/06	
B	2BR - 1BA	2nd	4	2X1.2P	850	3,400	\$685		\$665	\$685	\$0.81	\$2,740	01/24/06	
B	2BR - 1BA	1st	33	2X1.1L	850	28,050	\$690		\$670	\$690	\$0.81	\$22,770	01/24/06	
B	2BR - 1BA	2nd	13	2X1.2L	850	11,050	\$690		\$670	\$690	\$0.81	\$8,970	01/24/06	
B	2BR - 1BA	2nd	23	2X1.2C	850	19,550	\$690		\$670	\$690	\$0.81	\$15,870	01/24/06	
B	2BR - 1BA	3rd	1	2X1.3C	850	850	\$690		\$670	\$690	\$0.81	\$690	01/24/06	
B	2BR - 1BA	2nd	28	2X1.2S	850	23,800	\$690		\$670	\$690	\$0.81	\$19,320	01/24/06	
B	2BR - 1BA	2nd	8	2X1.2CT	850	6,800	\$690		\$670	\$690	\$0.81	\$5,520	01/24/06	
B	2BR - 1BA	2nd	10	2X1.2ST	850	8,500	\$690		\$670	\$690	\$0.81	\$6,900	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2CP	850	1,700	\$700		\$680	\$700	\$0.82	\$1,400	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2SP	850	1,700	\$700		\$690	\$700	\$0.82	\$1,400	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2CM	850	1,700	\$685		\$675	\$685	\$0.82	\$1,390	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2SM	850	1,700	\$695		\$675	\$695	\$0.82	\$1,390	01/24/06	
B	2BR - 1BA	3rd	2	2X1.3CMP	850	1,700	\$705		\$685	\$705	\$0.83	\$1,410	01/24/06	
B	2BR - 1BA	3rd	2	2X1.3SMP	850	1,700	\$705		\$685	\$705	\$0.83	\$1,410	01/24/06	
B	2BR - 1BA	2nd	19	2X1.2LC	850	16,150	\$725		\$685	\$725	\$0.85	\$13,775	01/24/06	
B	2BR - 1BA	2nd	20	2X1.2LS	850	17,000	\$725		\$685	\$725	\$0.85	\$14,500	01/24/06	
B	2BR - 1BA	3rd	5	2X1.3LC	850	4,250	\$725		\$685	\$725	\$0.85	\$3,625	01/24/06	
B	2BR - 1BA	3rd	8	2X1.3LS	850	6,800	\$725		\$685	\$725	\$0.85	\$5,800	01/24/06	
B	2BR - 1BA	2nd	2	2X1.2LSM	850	1,700	\$730		\$690	\$730	\$0.86	\$1,460	01/24/06	
Subtotal/Average			289	60%	850	228,650	\$693		\$668	\$693	\$0.81	\$186,310	0.0%	\$0
TOTALS			450	100%	788	354,626	\$670				\$10.20	\$301,330	0.9%	\$32,580

NOTE: ALL RENTS REFLECT 1 YEAR LEASE RATE.
No washer/dryers or hook-ups in units.

AVERAGE SQ FT: 788

CURRENT SCHEDULE	PREVIOUS SCHEDULE	JAN. 1 THIS YEAR	JAN. 1 PREVIOUS YEAR	JAN. 1 NEXT YEAR	JAN. 1 OF 2004
\$670	\$664	\$664	\$639	\$639	\$639
\$301,330	\$287,615	\$287,615	\$287,495	\$287,495	\$287,495
\$615,980	\$583,380	\$583,380	\$3,449,940	\$3,449,940	\$3,449,940
AVG RENT	\$0.85	\$0.84	\$0.84	\$0.81	\$0.81

- L - Lake View=\$15
- C - Cathedral Ceiling=\$15
- S - Skylight Ceiling=\$15
- M - Mountain View=\$5

AVERAGE RENT:
SCHEDULED STANDARD:
ANNUAL STANDARD:

2/21/2007 Lsrtpol

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

PAGE 2

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 02/21/07

Change In Average Rent? YES! AMOUNT: \$6.00

- P - Pool View=\$10
- T - Tot Lot View
- O - Bottom Floor, 3 story buildings
- 1=\$20
- 2=\$20
- 1 BDRM BASE=\$560
- 2 BDRM BASE=\$635

AVG % INCR-PREV PERIOD	0.91%	-BASE-						
AVG % INCR-ON JAN 1ST	0.91%	0.00%	-BASE-					
AVG % INCR OVER 2006	4.81%	3.87%	3.87%	-BASE-				
AVG % INCR OVER 2005	4.81%	3.87%	3.87%	0.00%	-BASE-			
AVG % INCR OVER 2004	4.81%	3.87%	3.87%	0.00%	0.00%	-BASE-		

DEPOSITS

- Security Deposit \$300 (8/16/05)
- Key Deposit None
- Additional Security Dep. for Pet \$400 Refundable - each pet (effective 1/08)
- Option to Rent Deposit \$338 (Two separate checks. \$38 for application fee. \$300 for Security Deposit.) Full security deposit due at time of rental. (11/05)
- Moving Van Deposit \$35 Refundable
- Cable Box Deposit \$30 Refundable
- Clubhouse Deposit \$100 Refundable

FEE'S

- Credit Check Fee \$38 per application
- Credit Check Co-Signer \$38 per application
- Additional rent (PDM) \$15 per month per pet
- Month-To-Month Fee \$50 per month
- Storage Room Fees \$30 per month
- Reserved Parking \$15 per month
- Lock change \$25 per lock
- 6 month Lease premium \$20 per month

CABLE-DISCONTINUED AS OF 11-15-05

- Satellite Basic (j) \$31.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Encore 8 (k) \$37.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Showtime (m) \$41.50 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + HBO (n) \$43.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Enc/Showtime (o) \$44.50 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Enc/HBO (r) \$46.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Showtime/HBO (u) \$50.50 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Enc/Show/HBO (v) \$53.50 per month DISCONTINUED AS OF 11-15-05
- Cable hook-up Free DISCONTINUED AS OF 11-15-05
- Re-connect Fee \$20.00 DISCONTINUED AS OF 11-15-05

DISCOUNTS

- Senior Citizens earn a discount: \$30 per month over 55+ years of age (one full time resident of household).
- Military Discount None effective 7-21-05
- 5 and 10 Plus Club After 5 years of residency, 1 free parking space or \$15 off rent.
After 10 years of residency, 2 free parking spaces or 1 free parking space & \$15 off rent or \$30 off rent.
Total discount for 10 year residency not to exceed \$30. (effective 6-15-06)

RESIDENCY REQUIREMENTS

- Adults - 18 years to sign lease.
- Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
- Income requirement for married couples, or single - income must be:
Three (3) times amount of rent for 1 bedroom units.
Three (3) times amount of rent for 2 bedroom units.
- Income requirements for co-signer must be:
Five (5) times amount of rent on any unit.
See attached additional residency requirements.
- Income requirement for roommates must be: Two (2) times the rental rate for each roommate
- Discrimination because of race, color, religion, sex, national origin, age or disability is prohibited.
- Two small pets allowed per apartment; 20 lb. maximum each pet.
- Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.

OTHER

\$100 Referral Bonus is authorized to tenants.

- Laundry Room Building 4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 48, 48
- Storage Room Building 1, 6, 10, 19, 34, 40, 43
- Cable Room In Building 32

Handicap accessible units:	403	603	1903	3702	3003
	503	1005	2007	4011	3207
101	803	1203	2403	4301	3307
305	703	1803	2505	4803	3501

SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING

SCHEDULE OF RENT AND POLICY

LAKESIDE LANDING APARTMENTS

EFFECTIVE: 01/01/08

Change in Average Rent? YES | AMOUNT: \$21.00

DATE PRINTED: 01/09/08 WED
12:02 PM

Distribution: CAB, MO, RK, NP, JS, file, Property

TYPE	FLOOR PLAN	FLOOR	UNITS	CODES	SQ.FI	TOTAL SQ.FT.	NEW RATE	NEW ?	OLD RATE	RATE JAN. 1	RATE/ SQ.FT.	CURRENT MO. TOTAL	LAST CHANGED	AMOUNT CHANGED
A	1BR - 1BA	1st	5	1X1.0	698	3,480	\$610		\$595	\$610	\$0.88	\$3,050	10/30/07	
A	1BR - 1BA	1st	16	1X1.1	696	12,528	\$630		\$615	\$630	\$0.91	\$11,340	10/30/07	
A	1BR - 1BA	2nd	4	1X1.2	696	2,784	\$630		\$615	\$630	\$0.91	\$2,520	10/30/07	
A	1BR - 1BA	1st	2	1X1.1T	696	1,392	\$630		\$615	\$630	\$0.91	\$1,260	10/30/07	
A	1BR - 1BA	1st	1	1X1.1P	696	696	\$640		\$625	\$640	\$0.92	\$640	10/30/07	
A	1BR - 1BA	1st	10	1X1.0L	696	6,960	\$625		\$610	\$625	\$0.90	\$6,250	10/30/07	
A	1BR - 1BA	1st	5	1X1.0P	696	3,480	\$620		\$605	\$620	\$0.89	\$3,100	10/30/07	
A	1BR - 1BA	2nd	4	1X1.2P	696	2,784	\$640		\$625	\$640	\$0.92	\$2,580	10/30/07	
A	1BR - 1BA	1st	52	1X1.1L	696	36,192	\$645		\$630	\$645	\$0.93	\$33,540	10/30/07	
A	1BR - 1BA	2nd	8	1X1.2L	696	5,568	\$645		\$630	\$645	\$0.93	\$5,160	10/30/07	
A	1BR - 1BA	2nd	5	1X1.2C	696	3,480	\$645		\$630	\$645	\$0.93	\$3,225	10/30/07	
A	1BR - 1BA	2nd	4	1X1.2S	696	2,784	\$645		\$630	\$645	\$0.93	\$2,580	10/30/07	
A	1BR - 1BA	3rd	2	1X1.3C	696	1,392	\$645		\$630	\$645	\$0.93	\$1,260	10/30/07	
A	1BR - 1BA	3rd	2	1X1.3S	696	1,392	\$645		\$630	\$645	\$0.93	\$1,260	10/30/07	
A	1BR - 1BA	3rd	2	1X1.3CP	696	1,392	\$655		\$640	\$655	\$0.94	\$1,310	10/30/07	
A	1BR - 1BA	3rd	2	1X1.3SP	696	1,392	\$655		\$640	\$655	\$0.94	\$1,310	10/30/07	
A	1BR - 1BA	2nd	1	1X1.2CM	696	696	\$650		\$635	\$650	\$0.93	\$650	10/30/07	
A	1BR - 1BA	2nd	2	1X1.2SM	696	1,392	\$650		\$635	\$650	\$0.93	\$1,300	10/30/07	
A	1BR - 1BA	2nd	22	1X1.2LC	696	15,312	\$680		\$665	\$680	\$0.98	\$14,960	10/30/07	
A	1BR - 1BA	2nd	22	1X1.2LS	696	15,312	\$680		\$665	\$680	\$0.98	\$14,960	10/30/07	
A	1BR - 1BA	3rd	4	1X1.3LC	696	2,784	\$680		\$665	\$680	\$0.98	\$2,720	10/30/07	
A	1BR - 1BA	3rd	4	1X1.3LS	696	2,784	\$680		\$665	\$680	\$0.98	\$2,720	10/30/07	
Subtotal/Average			181	40%	696	125,976	\$650		\$635	\$650	\$0.93	\$117,735	0.0%	\$0
B	2BR - 1BA	1st	49	2X1.1	850	41,650	\$700		\$675	\$700	\$0.82	\$34,300	10/30/07	
B	2BR - 1BA	2nd	1	2X1.2	850	850	\$700		\$675	\$700	\$0.82	\$700	10/30/07	
B	2BR - 1BA	1st	11	2X1.0L	850	9,350	\$695		\$670	\$695	\$0.82	\$7,645	10/30/07	
B	2BR - 1BA	1st	16	2X1.1T	850	13,600	\$700		\$675	\$700	\$0.82	\$11,200	10/30/07	
B	2BR - 1BA	1st	3	2X1.0P	850	2,550	\$690		\$665	\$690	\$0.81	\$2,070	10/30/07	
B	2BR - 1BA	1st	3	2X1.1P	850	2,550	\$710		\$685	\$710	\$0.84	\$2,130	10/30/07	
B	2BR - 1BA	2nd	4	2X1.2P	850	3,400	\$710		\$685	\$710	\$0.84	\$2,840	10/30/07	
B	2BR - 1BA	1st	33	2X1.1L	850	28,050	\$715		\$690	\$715	\$0.84	\$23,595	10/30/07	
B	2BR - 1BA	2nd	13	2X1.2L	850	11,050	\$715		\$690	\$715	\$0.84	\$9,295	10/30/07	
B	2BR - 1BA	2nd	23	2X1.2C	850	19,550	\$715		\$690	\$715	\$0.84	\$16,445	10/30/07	
B	2BR - 1BA	3rd	1	2X1.3C	850	850	\$715		\$690	\$715	\$0.84	\$715	10/30/07	
B	2BR - 1BA	2nd	26	2X1.2S	850	23,800	\$715		\$690	\$715	\$0.84	\$20,020	10/30/07	
B	2BR - 1BA	2nd	8	2X1.2CT	850	6,800	\$715		\$690	\$715	\$0.84	\$5,720	10/30/07	
B	2BR - 1BA	2nd	10	2X1.2ST	850	8,500	\$715		\$690	\$715	\$0.84	\$7,150	10/30/07	
B	2BR - 1BA	2nd	2	2X1.2CP	850	1,700	\$725		\$700	\$725	\$0.85	\$1,450	10/30/07	
B	2BR - 1BA	2nd	2	2X1.2SP	850	1,700	\$725		\$700	\$725	\$0.85	\$1,450	10/30/07	
B	2BR - 1BA	2nd	2	2X1.2CM	850	1,700	\$720		\$695	\$720	\$0.85	\$1,440	10/30/07	
B	2BR - 1BA	3rd	2	2X1.2SM	850	1,700	\$720		\$695	\$720	\$0.85	\$1,440	10/30/07	
B	2BR - 1BA	3rd	2	2X1.3CMP	850	1,700	\$730		\$705	\$730	\$0.86	\$1,460	10/30/07	
B	2BR - 1BA	2nd	19	2X1.3SMP	850	1,700	\$730		\$705	\$730	\$0.86	\$1,460	10/30/07	
B	2BR - 1BA	2nd	19	2X1.2LC	850	16,150	\$750		\$725	\$750	\$0.88	\$14,250	10/30/07	
B	2BR - 1BA	2nd	20	2X1.2LS	850	17,000	\$750		\$725	\$750	\$0.88	\$15,000	10/30/07	
B	2BR - 1BA	3rd	5	2X1.3LC	850	4,250	\$750		\$725	\$750	\$0.88	\$3,750	10/30/07	
B	2BR - 1BA	3rd	8	2X1.3LS	850	6,800	\$750		\$725	\$750	\$0.88	\$6,000	10/30/07	
B	2BR - 1BA	2nd	2	2X1.2LSM	850	1,700	\$755		\$730	\$755	\$0.89	\$1,510	10/30/07	
Subtotal/Average			289	60%	850	228,850	\$718		\$693	\$718	\$0.84	\$193,035	0.0%	\$0
TOTALS			450	100%	788	354,826	\$691				\$10.52	\$310,770	0.0%	\$0

\$0.000

NOTE: ALL RENTS REFLECT 1 YEAR LEASE RATE.
No washer/dryers or hook-ups in units.

AVERAGE SQ FT: 788

- L - Lake View=\$15
- C - Cathedral Ceiling=\$15
- S - Skylight Ceiling=\$15
- M - Mountain View=\$5

AVERAGE RENT:
SCHEDULED STANDARD:
ANNUAL STANDARD:

AVG RENT =

CURRENT SCHEDULE	PREVIOUS SCHEDULE	JAN. 1 THIS YEAR	JAN. 1 PREVIOUS YEAR	JAN. 1 NEXT YEAR	JAN. 1 OF 2005
\$691	\$670	\$691	\$664	\$699	\$689
310,770	301,330	310,770	298,615	287,485	287,485
3,729,240	3,615,980	3,729,240	3,583,380	3,449,940	3,449,940
\$0.88	\$0.85	\$0.88	\$0.84	\$0.81	\$0.81

SCHEDULE OF RENT AND POLICY

**SCHEDULE OF RENT AND POLICY - LAKESIDE LANDING
LAKESIDE LANDING APARTMENTS**

EFFECTIVE: 01/01/08

Change in Average Rent? YES | AMOUNT: \$21.00

- P - Pool View=\$10
- T - Tot Lot View
- O - Bottom Floor, 3 story buildings
- 1=\$20
- 2=\$20
- 1 BDRM BASE=\$560
- 2 BDRM BASE=\$835

AVG % INCR-PREV PERIOD	3.13%	-BASE-				
AVG % INCR-ON JAN 1ST	0.00%	-3.04%	-BASE-			
AVG % INCR OVER 2007	4.07%	0.91%	4.07%	-BASE-		
AVG % INCR OVER 2006	8.10%	4.81%	8.10%	3.87%	-BASE-	
AVG % INCR OVER 2005	8.10%	4.81%	8.10%	3.87%	0.00%	-BASE-

DEPOSITS

- Security Deposit \$300 (8/16/05)
- Key Deposit None
- Additional Security Dep. for Pet \$400 Refundable - each pet (effective 1/06)
- Option to Rent Holding Fee \$338 (Two separate checks, \$38 for application fee, \$300 for Holding Fee.) Full Holding Fee due at time of rental. (11/05)
- Moving Van Deposit \$35 Refundable
- Cable Box Deposit \$30 Refundable-discontinued as of 11-15-06
- Clubhouse Deposit \$100 Refundable

FEE'S

- Credit Check Fee \$38 per application
- Credit Check Co-Signer \$38 per application
- Credit Check-public record (minor) \$10 per application
- Credit Check (transfer-individual) \$20 per application
- Credit Check (transfer-joint) \$25 per application
- Additional rent (PDM) \$15 per month per pet
- Month-To-Month Fee \$50 per month
- Storage Room Fees \$30 per month
- Reserved Parking \$15 per month
- Lock change \$25 per lock
- 6 month Lease premium \$20 per month

CABLE-DISCONTINUED AS OF 11-15-06

- Satellite Basic (j) \$31.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Encore 6 (k) \$37.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Showtime (m) \$41.50 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + HBO (n) \$43.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Enc/Showtime (q) \$44.50 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Enc/HBO (r) \$46.00 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Showtime/HBO (u) \$50.50 per month DISCONTINUED AS OF 11-15-05
- Satellite Basic + Enc/Show/HBO (v) \$53.50 per month DISCONTINUED AS OF 11-15-05
- Cable hook-up Free DISCONTINUED AS OF 11-15-05
- Re-connect Fee \$20.00 DISCONTINUED AS OF 11-15-05

DISCOUNTS

- Senior Citizens earn a discount: \$30 per month over 55+ years of age (one full time resident of household).
- Military Discount None effective 7-21-05
- 5 and 10 Plus Club After 5 years of residency, 1 free parking space or \$15 off rent.
After 10 years of residency, 2 free parking spaces or 1 free parking space & \$15 off rent or \$30 off rent.
Total discount for 10 year residency not to exceed \$30. (effective 6-15-06)
Discounts apply to residents on month to month and on leases.

RESIDENCY REQUIREMENTS

- Adults - 18 years to sign lease.
- Maximum Occupancy - ONE BEDROOMS: 2 persons total; TWO BEDROOMS: 4 persons total
- Income requirement for married couples, or single - Income must be:
Three (3) times amount of rent for 1 bedroom units.
Three (3) times amount of rent for 2 bedroom units.
- Income requirements for co-signer must be:
Five (5) times amount of rent on any unit.
See attached additional residency requirements.
- Income requirement for roommates must be: Two (2) times the rental rate for each roommate
- Discrimination because of race, color, religion, sexual orientation, sex, national origin, age or disability is prohibited.
- Two small pets allowed per apartment; 20 lb. maximum each pet.
- Each application to be verified, including employment, present and previous residency and written credit report, and criminal background check.
- All State and Federal Fair Housing Guidelines are followed.

OTHER

\$100 Referral Bonus is authorized to tenants.

- Laundry Room Building 4, 8, 13, 17, 20, 22, 24, 27, 30, 36, 38, 46, 48
- Storage Room Building 1, 6, 10, 19, 34, 40, 43
- Cable Room in Building 32

Barrier Free units:

	403	803	1903	3702	3003
		503	1005	2007	4011
101		603	1203	2403	4301
305		703	1803	2805	4803
					3501