All the Comforts of Home, Just One Call Away.

- Beautifully furnished apartments
- Fully equipped kitchens
- Linens and towels
- Vacuum cleaner, iron and board
- Decorator accessories
- In-home washer/dryer
- All utilities included
- TV, DVD and cable service
- Nation-wide calling
- Wireless internet

PREFERRED PRICING 2013

North Park Apartment Communities:


<table>
<thead>
<tr>
<th>2-Bedroom/2-Bathroom</th>
<th>$1,200 - $1,300/per person, per month*</th>
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<tbody>
<tr>
<td></td>
<td>(based on 4 person occupancy)</td>
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</tbody>
</table>

*Rates are estimates only and subject to change based on availability, location and floor plan.

PROPERTY OVERVIEW:

- On-site retail including Starbucks, Quiznos and mini-market.
- Conveniently located near VTA light rail station.
- 5-acre Park for recreation and activities
- 6- resort-style swimming pools with spas & cabanas
- 24-hour Fitness centers, basketball court and jogging trails
- Clubrooms and business centers
- Courtyards with lush landscaping & BBQ areas
- Full-time Activities Director
- Gated entry with subterranean parking

COMPLETE FURNITURE PACKAGE INCLUDES:

Living Room: Sofa, Chair, Cocktail and End Table Set, Living Room Table Lamp, T.V. Stand, 32" T.V.
Dining Room: Dining Table and Matching Chairs
Bedrooms: (2) Twin beds and box spring set and headboard, Dresser with Matching Mirror, Nightstand with Bedroom Lamp

COMPLETE ITEMIZATED HOUSEWARES LIST ATTACHED.

July 15th, 2013
LEASING PROCESS:

1. Please form a roommate group of (4) for a two-bedroom/two-bathroom, minimum of a 31-day stay and 30 day notice to vacate. All roommates need to be in agreement on the desired lease term and vacate date.

2. Only complete roommate groups are eligible to complete the attached priority reservation, one per group. Please complete, scan and email with $200 deposit hold to: icacsuitessales@irvinecompany.com or FAX to (949) 720-2599.

3. You will be notified once an apartment has been assigned for your group. We will include the arrival date, confirmed rate, and will ask you to reply with an email address for each occupant.
   a. Lease start dates between, 8/1/13 – 8/15/13.
      i. If your specific apartment is not available at the time of your arrival into San Jose, please coordinate a hotel stay.

4. NEXT STEPS:
   a. Each occupant will need to complete a rental confirmation, SIGN and return.
   b. Each occupant will be charged a $500 security deposit, included in the amount due prior to move-in.
   c. A single CERTIFIED CHECK or TRAVELER’S CHECK must be provided at the initial time of check-in for the first month’s rent (31 days) + $2000 security deposit. Keys will not be released to any occupant until move-in monies have been received.
   d. Check-in times: M-SA 9-6 p.m., SU: 12-6 p.m. Please plan accordingly.
   e. Payment:
      i. A single certified check must be made to the leasing office or mailed to Irvine Company Furnished Apartment, the 1st of each month. No personal checks accepted.
      ii. Penalties of $50+ for failure to pay rent by the 1st of each month.
   f. Rules and Regulations: Attached for your reference and to be signed at time of check-in.
   g. Move-out Fees: A one time move-out fee of $125.00, plus any additional damages beyond normal wear and tear, and missing or damaged items.

Monica Jeter and Christina Meyers
Irvine Company Furnished Apartments
Phone (949) 720-3422 ● Fax (949) 570-5001
mjeter@irvinecompany.com and cmeyers@irvinecompany.com

www.irvinecompanyfurnishedapartments.com

July 15th, 2013