Exhibit B

Covenant & Policies

Our Covenant

Philosophy of Ministry Housing

City Station Student Housing ("City Station") is a ministry of Southern Hills Christian Church of Carrollton. City Station seeks to serve students of the University of West Georgia, West Georgia Technical College, and other full-time college students desiring a place where they can live out their Christian faith in a gospel-centered community. Therefore, City Station residents must promise to encourage and exhort one another and to seek counsel when appropriate from the Church's leadership or other qualified spiritual mentors. Further, as explained in City Station Covenant Housing Agreement, residents must be committed to following a faithful lifestyle that is to be growing in Godliness as defined in the Christian Scriptures. City Station seeks to provide a safe, secure, and nurturing environment so that each resident's relationship with Christ is actively cultivated by living at City Station.

Lifestyle Covenant

In accordance with the Philosophy of Ministry Housing above, following a faithful lifestyle includes growing in the practice of the Christian spiritual disciplines of Bible study, prayer, fellowship, worship, evangelism, and service to others. These behaviors include but are not limited to:

- A commitment to a Christian discipleship relationship
- Weekly accountability, Bible study, and prayer
- A commitment to serving (1 hour per week)
- A commitment to local church involvement

Also, a resident at City Station must abstain from behaviors that could detract from spiritual growth of the resident or other residents at City Station. These behaviors include but are not limited to:

- The use of abusive, destructive, and vulgar speech
- Addictions to any kind of controlled substance
- Participation in sexual relationships, outside of marriage or inappropriate relationships as defined by Christian Scriptures
- The viewing of pornographic or indecent media
- The use or possession of any alcoholic beverages, tobacco, or illegal drugs while on City Station properties
- Allowing members of the opposite sex to spend the night in a resident's apartment on City Station's properties
- Public intoxication of a resident or his or her guest on City Station properties

A resident must also agree to abide by all applicable rules and policies established by Southern Hills Christian Church relating to the use or occupancy of any of the Church's or City Station's properties.

Additional Policies

The Philosophy of Ministry Housing and the Lifestyle Covenant are portions of the City Station Student Housing Agreement, included as part of the application.

Pets & Service Animals

No pets are permitted at City Station. Assistance animals are permitted only with Owner's prior written approval. Requests must be submitted on the Assistance Animal Request Form. See Lease Section 20.

Resident Initials: _____ _____

Application Approval Criteria

Non-Discrimination

Southern Hills considers residents at City Station without regard to their race, color, sex, handicap, familial status, or national or ethnic origin. Southern Hills Christian Church does consider religious affiliation in consideration of its membership, and thereby also considers religious affiliation in consideration of eligibility for residency at City Station.

Residential History

- The applicant must have good payment history, no resident violations, and no unpaid balances due to former landlords.
- The applicant must resolve any lease violations or pay any outstanding debt prior to acceptance.
- No applicants with a previous or pending eviction will be accepted.

If a former landlord states they would not rent to you in the future, you may not be accepted.

Income

All documents must be submitted within 14 days of application submission. Proof of income can be verified through financial aid documents, employment verification, tax documents, notarized document from a CPA or attorney.

Parental Sponsor-Guaranty is required if not financially independent. Income requirements are as follows:

- Student: (Total annual rent + Total annual tuition) X 2 = $ annual income needed to qualify without a Parent Sponsor-Guaranty.

Other

- All U.S. citizens must submit a valid social security number.
- All non-U.S. citizens must submit a passport, I-20 or international tax ID number and sponsor's information in addition to financial documentation and parent's information.
- A non-refundable application fee must be paid by each applicant when submitting an application.
- No applicants with a felony conviction or illegal drug conviction will be approved.
- All applicants must submit all required information before move in, or they will not be allowed to move in until receipt of documents and will continue to be held responsible for the lease

I understand the information provided above and agree to live according to the Covenant Policies put forth by City Station Student Housing.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

Resident Initials: _____ _____