



INSTRUCTIONS

Preferred Apartment Communities (PAC) will redeem shares on a continual basis. Please allow 10 business days for processing upon a submission of a redemption request that is in good order. Requests will be processed in the same order in which they were received. By prospectus, Preferred Apartment Communities has the option to redeem shares in cash or common stock and that decision will be made on an individual redemption basis. Cash redemption proceeds will be remitted based upon instructions provided on the redemption form. The default payment method is via check. A wire can be requested but a \$100 fee will be deducted from the payment to the shareholder, ACH however is not permitted. If proceeds are in the form of common stock, a DWAC (Deposit/Withdrawal at Custodian) of shares will be remitted based upon instructions provided on the redemption form. On the redemption form, please check an option for both stock and cash payments. Physical certificates will not be remitted to the redeeming investor.

PAC's transfer agent Computershare may coordinate further with the investor, based upon the information provided, to properly deliver redemption proceeds or shares. Please note that only the preferred stock is redeemable. Any warrants are not redeemable and will remain outstanding after a redemption. Individual redemption forms are specific to an account, so multiple forms would need to be submitted for multiple accounts.

All redemptions are completed at par, which is \$1,000 per share. A redemption fee may apply based upon original purchase date and the length of time the shares were owned. The redemption fee schedule is as follows:

- During year 1 for 100% of Stated Value less 13% redemption fee
- During year 2 for 100% of Stated Value less 10% redemption fee
- During year 3 for 100% of Stated Value less 10% redemption fee
- During year 4 for 100% of Stated Value less 5% redemption fee
- During year 5 for 100% of Stated Value less 3% redemption fee
- After year 5 for 100% of Stated Value with No redemption fee

To find the redemption schedule for your specific CUSIP please consult with your advisor or Preferred Apartment Communities' website; www.pacapts.com. Click on the investors tab in the center of the screen, then scroll down on the screen and click on the tab for Stock Information. Once you see the dropdown you will click on Series A Redeemable Preferred Stock & Warrant Information in the lower left hand column. Finally click on Series A Redeemable Preferred Stock Information and please note to search for a specific CUSIP number, please use "Ctrl F" on your keyboard and enter the last three digits of the desired CUSIP number.

Trust redemptions: Include a copy of the trust document with redemption submission.

Death redemptions: Include a certified copy of the death certificate and a certified copy of the powers appointing the executor of the estate.

For all redemptions include a completed redemption form and a recent statement showing ownership of the PAC preferred shares if held in a brokerage account. A medallion guarantee stamp is required for all redemption forms.

Please send all paperwork to the following address:

Preferred Apartment Communities

3284 Northside Parkway NW, Suite 150 Atlanta, GA 30327

Attn: Investor Services

For any help or questions please call 855-320-1414

REDEMPTION REQUEST

Full Redemption

Partial Redemption

Death Redemption

Number of shares for redemption

Preferred CUSIP

INVESTOR INFORMATION

Investor Name

Social Security or Tax ID

Co-Investor Name

Social Security or Tax ID

Address

City, State & Zip

Daytime phone number

Email Address

REDEMPTION PROCEEDS INSTRUCTIONS (IMPORTANT - select an option for cash delivery AND an option for stock delivery)

CASH	STOCK			Account #
		Have stock or cash remitted to my (PAC preferred stock) Computershare account		
		Have stock or cash remitted to qualifying brokerage account	Institution Name & address	Account #
		Have cash remitted via check to the following address:	Name & address	If third party include Account #
		Have cash remitted to the following third party bank account via wire	Bank Name	Routing # Account #

INVESTOR ACKNOWLEDGEMENTS & SIGNATURES

The undersigned is the owner (or duly authorized agent of the owner) of the shares presented for redemption and, thus is authorized to present the shares for redemption. The shares presented for redemption are eligible for redemption pursuant to the prospectus. The shares are fully transferable and have not been assigned, pledged, or otherwise unencumbered in any way. The undersigned acknowledges that the company has the choice to redeem the shares in stock or cash and provide there are no other restrictions based upon Maryland law. The undersigned acknowledges that there may be a redemption fee based upon the purchase date of the shares. The undersigned hereby indemnifies and holds harmless PAC, and its respective officers and directors from and against any liabilities, damages, expenses including reasonable legal fees, arising out of or in connection with any misrepresentation made herein.

Investor Signature

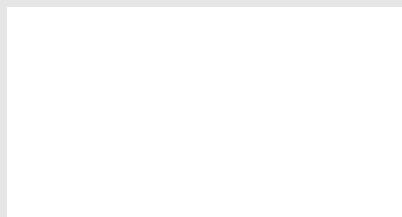
Custodian
(if qualified account)

Co-Investor Signature

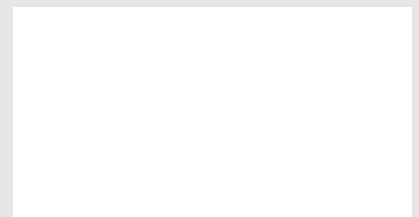
Custodian Signature

Date: / /

Date: / /



Medallion Stamp Signature Guarantee



Medallion Stamp Signature Guarantee

