

SUMMIT PROPERTIES INC

Form 8-K

July 25, 2003

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

**Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934**

Date of report (Date of earliest event reported): July 24, 2003

SUMMIT PROPERTIES INC.

(Exact name of Registrant as specified in charter)

Maryland

*(State or other jurisdiction
of incorporation)*

1-12792

(Commission file number)

56-1857807

*(IRS employer
identification no.)*

309 East Morehead Street, Suite 200, Charlotte, NC 28202

(Address of principal executive offices) (Zip code)

(704) 334-3000

(Registrant's telephone number, including area code)

N/A

(Former name or former address, if changed since last report)

Item 7. Exhibits.

(c) *Exhibits.* The following exhibits are being furnished herewith:

Exhibit Number	Title
99.1	Press release of Summit Properties Inc. issued on July 24, 2003
99.2	Earnings supplement of Summit Properties Inc. dated July 24, 2003

Item 9. Regulation FD Disclosure (Information provided under Item 12 Results of Operations and Financial Condition)

The following information is being provided under Item 12 Results of Operations and Financial Condition. It is being furnished under Item 9 of this Form 8-K in accordance with interim guidance issued by the Securities and Exchange Commission in Release Nos. 33-8216 and 34-47583. Such information, including the Exhibits attached hereto, shall not be deemed filed for any purpose, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Securities Exchange Act of 1934, regardless of any general incorporation language in such filing.

On July 24, 2003, Summit Properties Inc. issued a press release announcing its financial results for the second quarter of 2003 and an earnings supplement as referenced in the press release. Copies of Summit Properties Inc.'s press release and earnings supplement are attached hereto as Exhibits 99.1 and 99.2 and are incorporated herein by reference.

[Remainder of page left blank intentionally]

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

SUMMIT PROPERTIES INC.

Date: July 25, 2003

By: /S/ Gregg D. Adzema

Gregg D. Adzema
Executive Vice President and
Chief Financial Officer

EXHIBIT INDEX

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