

QUALIFYING STANDARDS

****PLEASE READ AND SIGN!***

QUALIFICATIONS:

- 1) No Misdemeanors or Felony Convictions.
- 2) We do not accept housing assistance of any kind.
- 3) We accept no co-signers.
- 4) Each person must qualify and everyone of the age 18 and above must qualify and sign lease. You must be at least 18 years of age to be a lease holder.
- 5) Must have documented proof of eligibility to reside in United States to be a lease holder.
- 6) Occupancy standard; (2) two people per bedroom and a minor under the age of 3 years.
- 7) If credit score 600 or above:
 - a) Income to be at least 2.5x rental rate, roommates may qualify together, if 1 roommate vacates remaining roommate must be able to show they can qualify alone.
 - b) Income must be verifiable, documented proof may be required. Student loans, scholarships, retirement and pensions will be acceptable as income.
 - c) Will accept first time renters. If applicant has rental history then requirements are:
 - no more than 1 late payment
 - no evictions
 - no more than 1 NSF
 - owes no other landlord

All addresses appearing on social search must be able to be verified.

- 8) If credit score below 600:
- a) Needs to be above 500 (credit report may be subject to scoring).
 - b) Income to be at least 3x rental rate, roommates may qualify together, if 1 roommate vacates remaining roommate must be able to show they can qualify alone.
 - c) Income must be verifiable, documented proof may be required. Student loans, scholarships, retirement and pensions will be acceptable as income.
 - d) At least 2 years employment required with 1 year at current employer.
 - e) At least 2 years of verifiable rental history with 1 year at current rental. Rental history requirements are:
 - no more than 1 late payment
 - no evictions
 - no more than 1 NSF
 - owes no other landlord
 - * rental history from family members will not be considered as sufficient rental history

All addresses appearing on social search must be able to be verified.

CITIZENSHIP:

- 1) Are you a United States citizen? _____yes _____no
 *if no then:
 a) Are you in the United States on Lawful Basis?
 _____yes _____no
 *if yes then:
 b) _____INS/Homeland Security _____Visa
 _____Resident Alien

“I have read and understand these qualifications for residency.”

Signature

date

Revised January 1st 2009