

Rental Verification Guidelines

Criminal History- A Criminal history will be pulled for each applicant.

- Any applicant with a felony conviction within the last 10 years will be automatically denied.
- All applicants with felony convictions involving sex crimes, violent crimes, crimes against children, or the manufacturing or productions of methamphetamine will be denied regardless of time.
- Misdemeanors within the last 10 years will require approval from management.

Income- Minimum monthly income must be at least 3 times the monthly rent amount. Verification of income must include recent paycheck stubs and/or W2 forms (if self employed).

Credit- Credit rating must be in good standing. Extensive negative credit history will disqualify any resident from resident’s application. Negative credit history is described as including, but not limited to, any of the following items:

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| <ol style="list-style-type: none"> 1. Any eviction, either monetary or non-monetary reasons, from any residential real estate. 2. Any judgments not remedied, or foreclosure of real estate. 3. No more than 5 installment accounts past due. 4. No more than 3 collection accounts unpaid. | <ol style="list-style-type: none"> 5. No unpaid utility collection accounts. 6. Any repossession of material or personal property. 7. No lawsuits pending or remedied. 8. Bankruptcy may not be newer than 2 years and must be of a “discharged” status. Any utility collections will have to be paid prior to move-in. |
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Rental History- All applicants must have verifiable rental/mortgage history with good payment history. If there is a balanced owed, you will be required to pay or your application will be denied. First time renters will be charged an additional \$200.00 security deposit.

Employment History- All applicants must have verifiable employment, at least 12 months with same employer or previous employment history will be required.

Number of occupants- No more than two occupants shall be permitted per bedroom in each floor plan.

Guarantor- A guarantor may be accepted if the applicant(s) who are intending to occupy the apartment do not meet this properties requirement. If a guarantor is required, the guarantor’s monthly gross income must be at least 5 times the amount of the monthly rent on the apartment, must complete an application, and meet all of the qualifying criteria noted above.

Age Requirements- All applicants must be at least 18 years of age to fill out an application and sign the lease agreement.

Check writing History- Positive check writing history is required. Negative check writing history can result in denial of application or secured payment only status.

The groups or individuals that may be asked to release the above information (depending on program requirements) include, by are not limited to:

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| <ul style="list-style-type: none"> Previous Landlords (incl. Public Housing Agencies) State Unemployment Agencies Social Security Administration Banks and other Financial Support and Alimony Providers | <ul style="list-style-type: none"> Credit Providers/Credit Bureaus Institutions Medical & Child Care Providers Courts Schools & Colleges |
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Applicant hereby acknowledges that they have read and agree to the information above.

Signature _____ Date _____ Signature _____ Date _____