



Rental Verification Guidelines

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

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 7 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- *FICO Score of 600– Above Accepted with regular deposit
550– 599 Accepted w/ Conditions Additional Deposit Required
549 – Less Application Declined*

Bankruptcy may not be newer than 2 years and must be of a “discharged” status. Any collections including utilities will have to be paid prior to move-in. No foreclosures, vehicle repossessions, judgments or liens that are not of a released status.

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 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 these properties requirements. If a guarantor is required, the guarantor 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.*

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

Previous Landlords (incl. Public Housing Agencies)
Social Security Administration
Support and Alimony Providers
Institutions
Courts

State Unemployment Agencies
Banks and other Financial
Credit Providers/Credit Bureaus
Medical & Child Care Providers
Schools & Colleges

Applicant hereby acknowledges that they have read and agree to the information above.

Signature

Date

Signature

Date