

## Qualifications for Rental Application Approval

### **Income:**

The gross monthly income must be 2.5 times the monthly rent. Co-signers must have a gross monthly of 3 times the rent. Roommates may qualify together. If management is unable to verify this information by telephone or fax, you will be asked to provide 2 most recent check stubs. Any other source of income, such as social security, etc., will require a statement by appropriate agency.

### **Work History:**

Management will verify a minimum of 6 months steady job history. This does not have to be the same job.

### **Credit and Background Check:**

Management will run a credit and background check on any person, 18 years of age or older.

Applicants with a felony criminal background will not be accepted.

Bankruptcies must be discharged.

### **Rental History:**

No outstanding skips or evictions will be accepted.

No rental related balances will be accepted.

First time renters are welcome.

### **Miscellaneous:**

Each applicant must qualify separately in each category, with exception to the income category.

If an applicant does not qualify in each category, an additional deposit will be required or may result in a decline of the application.

All occupants over the age of eighteen must be lease holders.

This community adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Act of 1974 and Fair Housing Amendment of 1988) which stipulates that it is illegal to discriminate against any person in housing, practice because of race, color, religion, sex, national origin, disability or familial status.

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Prospective Resident / Date

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