

# Qualifications for Rental Application Approval

## INCOME

- **Must provide current check stubs to prove income**
- Income for roommates can be combined
- If self employed, we require a copy of previous year's tax returns or W-2's
- Social security, pensions, etc. qualify but must be verified
- Parental income is not accepted as a verifiable source
- **Income monthly should be 2.5 times the rental rate or above**

## CREDIT

- Credit report cannot have any skips, evictions or judgments (If paid in full, with management approval only)
- Bankruptcy must be discharged and a positive credit history re-established

## RENTAL HISTORY

- Must have positive rental history (copy of lease or proof of lender may be required)
- Renting from a family member is not considered rental history
- Applicant with an outstanding debt to a previous landlord may be denied

## BACKGROUND CHECK

- **Cannot have a criminal background**
- We require proof of each applicant's social security card & a government issued I.D.

**If an application is not strong based on the above areas the manager may recommend a "co-signer" before final approval.**

## CO-SIGNERS

- Must be related (mother, father, sibling, aunt or uncle)
- Must make four times the monthly rental rate
- Must have at least six month's positive rental history or be a home owner
- Must have excellent credit
- Must sign lease agreement
- Roommates must each have their own co-signer

These criteria have been established to provide a fair and consistent application process. Please do not ask us to deviate from our policies. Updated 2/4/04

_____	_____
Applicant	Date
_____	_____
Applicant	Date
_____	_____
Managements Representative	Date