

QUALIFICATION REQUIREMENTS

1. We are an equal opportunity housing provider. We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial states, or national origin. We also comply with all state and local fair housing laws.
2. We allow two persons per bedroom plus one additional person per apartment. For example, a one bedroom apartment could house three people and a two bedroom apartment could house as many as five people. In determining these restrictions we adhere to all applicable fair housing laws.
3. State or Government issued identification with a picture is required.
4. A complete and accurate application listing a current residence and at least three years resident history with phone numbers will be required.
5. If the Holding Premium or Application fee checks are returned for non payment by the bank at any time, the approval will be revoked and you will not be allowed to enter into a rental agreement.

Income/Employment Requirements

1. Gross monthly household income must equal 2.5 times the monthly rent.
2. Two (2) current paycheck stubs will be required. An Offer Letter or Letter of Employment will be required for applicants starting new positions. (This letter will be verified).
3. Some form of verifiable income will be required for unemployed applicants. (Verifiable income may mean, but is not limited to Bank Accounts, Child Support/Alimony, Trust Accounts, Social Security, Welfare, Grants/Loans). Self employed applicants will be required to show proof of income through copies of previous year's tax returns.
4. If the applicant(s) have no verifiable income from any source, proof of assets (meaning cash or cash equivalents) must be provided in the amount of two (2) years worth of rental payments for the stated rent of the apartment that is being applied for.

Rental Requirements

1. There must be twelve months of verifiable rental history to be considered for approval without an increased deposit.
2. If there is no previous rental history or less than one year's rental history, the application may be approved with an increased deposit equal to 1 times the monthly rental amount.
3. The application will be denied if there is a combined amount of 4 NSF checks or late payments/mortgage late payments within a twelve month period. If there are 2 or 3 late/NSF payments within a twelve month period, you may be approved with an increased deposit equal to 1 time the monthly rental amount.
4. The application will be denied if rental history demonstrates documented noise or other complaints and/or when the previous manager/owner will not re-rent.
5. Any previous evictions on credit report or eviction search will result in denial of the application.

Credit Requirements

1. A Beacon score of 600 or above is required, however if the Beacon score is under 600 (575-599), you can be approved with an increased deposit equal to 1.5 times the monthly rental amount. If your Beacon score is less than 575, the application will be denied. A bankruptcy must be three years old from the date of discharge.
2. If no credit history has been established, you may be approved with an increased deposit equal to 1 times the monthly rental amount.
3. Any type of foreclosure, bankruptcy or tax lien within the last 7 years will result in automatic denial. If the applicant(s) have no rental history and no credit history, the deposit will be increased to 2 times the monthly rental amount.
4. If any unpaid or outstanding collection accounts are from a management company or landlord, the application will be denied.