



Rental Criteria

- **Excellent rental history**
- **Income verification (Must be able to verify with employer (or) supply your last two pay stubs)**
- **Self-employed must present last years tax returns**
- **Gross income must be at least 3 times the rent**
- **Good Credit History**

Management will not discriminate on the basis of race, color, national origin, gender, family status, religion, sex, or any other characteristics protected by all applicable state and federal discrimination laws.

Income Verification Policy

For those applicants whose income falls below 3 times the rent we can offer the following solutions:

Savings Account

If the applicant has no source of income other than a savings account in a FDIC insured financial institution, then income may be verified with a bank statement from this institution showing savings in the account which is equal to at least 6 months rent for the apartment, and the account **must be** in the name of the applicant.

Co-Signer

If the income needed to qualify falls below the 30 percent rule then we will consider a co-signor/guarantor. This co-signor/guarantor will sign a guarantor form, and must fill out a full application and meet all our rental guidelines including excellent credit and good references. The guarantor/co-signor in addition must show verifiable monthly income equal to 6 times the monthly rent for the apartment.

Roomates

If there are more than two adults applying to occupy the apartment, we will combine the incomes of only two adults, regardless of number of adults who wish to occupy the unit for purposes of income qualification.

Applicant

Date

Applicant

Date