

Alpine IV
Rental Requirements 2019

RENTAL CRITERIA AND INSTRUCTIONS TO APPLY

EMPLOYMENT HISTORY/INCOME:

For verification consideration you must bring a copy of your 2 most recent paystubs, and/or copies of government, pension, or valid program funding. If self-employed, you must provide signed copies of the last two years' tax returns and the last 3 months' bank statements.

- History of acceptable level of income must cover the previous 24 months.
- Rent to income ratio: 1 applicant must earn 2.5 time the rent amount per month, if a combined income rent to income ratio must be at least 4 times the rental income.

CREDIT REQUIREMENTS:

If your application is not approved, you are entitled to contact the provider of the report for a free copy. They may be contacted at:

TransUnion Consumer Relations, 2 Baldwin Place, PO Box 1000, Chester, PA 19022. Phone: 1-800-888-4213. www.transunion.com/myoptions

We require a positive credit history with:

- No more than 2 delinquent payments over the last 24 months.
- No accounts in collection
- No non-discharged bankruptcies
- No money owing to a previous landlord
- At least 2 active accounts being rated to establish history.

NO EVICTIONS IN THE PAST 5 YEARS.

LANDLORD REFERENCES:

Each rental applicant must be able to demonstrate a pattern of meeting their rental obligations, leaving prior rental properties in good condition and not having a pattern of complaints from neighbors. Applicants can have no prior evictions and must have verifiable references for positive rental or mortgage history over the last 24 months. Please note that you must provide contact information for the previous landlord and that the previous landlord must take or return our screening calls within 72 hours of application submission or we will move onto the next application.

CRIMINAL HISTORY:

Criminal history will be considered on a case by case basis, with factors including the nature of the offense, how much time has passed, and whether or not the individual is appropriately rehabilitated and does not pose a risk to persons or property.

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PET POLICY:

If you intend to have a pet on the property you must obtain permission in advance and sign or provide the appropriate forms. All pets must be properly licensed if required by city or county law and you must provide a record of current immunizations. Must carry separate pet insuring landlord held harmless from being sued against action involving your pet.

INSTRUCTIONS TO APPLY:

Each person 18 and older who will be residing in the home must submit the following:

- Application filled out completely and truthfully. (If applying remotely, signature on the application must be notarized.)
- \$40 screening fee per adult.
- Copy of current state or government identification.
- Verification of income such as check stub for the past two pay periods, SSI / disability papers, child support papers, etc. If self-employed, provide last year's tax returns and 3 months of current bank statements.

COSIGNERS:

If you do not meet one or more of the above criteria, you may be able to qualify for a rental unit if you have a third party located within the state that will guarantee your lease. The guarantor must fill out an application, pass the screening process and have income and debt to income ratio sufficient to cover their expense and yours in event of default.

AUTOMATIC DENIALS

1. Any collection filed by a property management company/landlord will result in denial.
2. Any unlawful detainer action or eviction which has been within (5) years results in denial. Any current 3 day notice will result in denial.