

Costa del Sol Apartments Leasing Policies

EMPLOYMENT HISTORY:

Present and past employment history must be verifiable. Applicant should have employment of at least one year with present employer.

INCOME:

We require monthly gross income to be three times (3) times the monthly rental rate. Income other than wages may require notarized verification. We may request income verification through your 3 most recent tax returns and / or your 3 most recent paycheck stubs. Income requirements may be adjusted after review of credit report.

SELF EMPLOYMENT:

Income must be verifiable through Income tax forms or check stubs.

RENTAL HISTORY:

Verifiable rental history for periods of at least one (1) year in which all lease terms are satisfactorily fulfilled. If home is owned, all mortgage or sale information may be required. Where there is no rental or owner history a higher deposit and or additional rent may be required.

CREDIT HISTORY:

Credit history for a period of 3 years prior to this application will be considered. Negative credit history, other than for not fulfilling terms of rental contracts, may be acceptable provided there are more positive than negative accounts. Additional rent or higher security deposit or both, may be required for approval. Open bankruptcy is not acceptable on any terms. Credit score used.

CRIMINAL CHECK:

A criminal history background report will be run on all applicants 18 and over. The report must reflect no convictions, guilty pleadings, no-contest pleadings, probation, deferred adjudication, court ordered supervision or pre-trial diversion for a felony, or sex related crime. Our decisions are based on the information provided to us by the Local Law Enforcement Agency at the time of application. We are not responsible for any inaccuracies, our ability to verify this information is limited to the information made available to us by the resident credit reporting services used. This does not guarantee that residents or occupants residing in our community are clear of any criminal history as they may have resided in our community prior to this requirement going into effect or after their history was processed.

CO-SIGNER REQUIREMENTS:

Income must be six (6) times the monthly rent, and verifiable through tax forms, check stubs, etc.; excellent credit, minimum employment of one year and co-signor must furnish all necessary information on rental or mortgage history.

DISCRIMINATION:

We do business in accordance with the Federal Fair Housing Law. We do not discriminate against any person because of color, race, religion, sex, national origin, familial status, handicap or age.

If you have any questions concerning these requirements for residency, please call or write the office.

Costa del Sol Apartments
7700 Ridge Road, Seminole, FL 33772
727-393-3232