

GUIDELINES USED TO QUALIFY RESIDENTS AND GUARANTORS OF OUR COMMUNITIES

- **Income:** You must have a verifiable income that is at least 2 times the amount of rent, qualifying amounts are as follows (all amounts are what you need to meet *after* taxes):
 - One bed/one bath: **\$1,610.00**
 - Two bed/one bath: **\$1,810.00**
 - Two bed/two bath: **\$2,010.00**

- **Employment:** You must presently be employed and have at least 6 months with your current employer.

- **Rental:** All your prior lease agreements must have been fulfilled. You must not have had no more than 2 late payments and no more than 1 insufficient check in the past 12-month period. You must not owe money to another rental property. Your rental references must be favorable. Rental reference must be from an apartment complex or property management company. Any applicant with questionable rental history or a prior eviction may be subject to denial.

- **Credit:** Your credit history must not have any judgements against any prior rental property within the last 24 months.

- **Guarantors:** If you do not meet our rental qualifications, we may require you to provide a guarantor/co-signer. However, a guarantor/co-signer cannot overcome money you owe to any other rental property.

- **Convictions:** Certain felony convictions against you or any other proposed occupants of your apartment may disqualify you.

- **Application:** Each applicant and guarantor *must* pay a \$35 non-refundable fee to process the application.

****Any false information on the application AUTOMATICALLY DISQUALIFIES the applicant.****