

Application Qualification Guidelines

The following lists the required criteria for residency at our community. You must be at least 18 years of age to submit a resident application with our company. An application must be submitted for each occupant 18 years of age or older along with a \$100 application fee. All applicants who will be signing the lease as a resident must qualify.

I. Occupancy Limits

- 1 Bedroom 2 person maximum
- 2 Bedroom 4 person maximum
- 3 Bedroom 6 person maximum

II. Employment

- A. Current Verifiable Employment:
 - 1. From Employer
 - 2. Past two paycheck stubs
 - 3. Military LES
 - 4. Self-employed tax records
- B. Retired
- C. Full time college student with guarantors.
- D. Income must be a minimum of 3 times the monthly rent. 5 times for guarantors.

III. Rental History

- A. Positive rental history required and verified in writing by:
 - 1. Landlord and/or Management Company
 - 2. Mortgage history reflected on credit report
- B. First time renters will be accepted as long as all other criteria is met

IV. Criminal Background Investigation

A criminal background report will be run. Any criminal activity could disqualify applicant.

V. Credit

A credit report will be run. Positive credit lines are required.
No credit will require a double deposit.

Applications will be denied if any of the following apply:

No verifiable income
Any criminal history
Negative credit history

Current bankruptcy
Falsification of application
Negative rental reference

If you have experienced financial hardship due to state or federal disaster or emergency, you may submit a 200 word or less statement in good faith as to how that hardship negatively affected your credit, employment, or rental history.