

## Residential Qualification Criteria

July 2011

**Rental History:** 12 months valid, verifiable rental history  
*Valid meaning a written lease or month to month agreement.  
If rental history is less than 12 months then a First and Last Month Rent -OR- cosigner may be requested, recommendation will be dependant on credit history, level of income and length of employment.*

**Credit History:** At least 2 accounts established for 1 year required for approval.  
*If derogatory credit history is in excess of \$500 a First and Last Month Rent -OR- cosigner may be requested, recommendation will be dependant on level of income and length of rental history. (Medical collections will not be considered as derogatory credit history)*

**Employment:** 12 months on the job or previous employment in same kind of work

**Income:** 3 times the rental amount in **verifiable** income  
*Income that is 2.5 – 2.99 times the rental amount may require a First & Last Month Rent.  
Income that is less than 2.5 times the rental amount may require a qualified cosigner.  
Final recommendation will be dependant on level of income, length of rental history and credit history.*

### **SECTION 8 APPLICANT CRITERIA:**

All Section 8 applicants are required to meet the same criteria as stated above, with the exception that the applicant only needs to meet income requirements for their portion of the rent. Recommendations will be made following the above set standards, and will include the following notice:

***This recommendation is based on the standard for this Community. The applicant should verify with their own specific Section 8 requirements to determine eligibility for residency at this community.***

### **INTERNATIONAL STUDENTS AND APPLICANT'S THAT ARE NEW TO THE COUNTRY:**

International students will be required to pay a First and Last Months Rent. Proof of current college or university enrollment or current student visa will be required for valid verification.

Applicant's that are new to the country will be required to pay a First and Last Months Rent. Proof of income source or new job will be required.

### **COSIGNER RENTAL CRITERIA:**

A cosigner will be APPROVED if all the qualification below are met, if the cosigner does not meet any 1 of the following criteria then the cosigner will not qualify.

**RENTAL HISTORY:** 1 year of valid and verifiable rental or mortgage history with no late payments

**CREDIT HISTORY:** At least 4 accounts established for 1 year, in good standing with less than \$100 in derogatory accounts

**EMPLOYMENT:** 12 months on the job or previous employment in the same kind of work

**INCOME:** 4 times the rental amount of the unit in verifiable, garnishable income

### **GROUND'S FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:**

Verified eviction showing on credit report or confirmed with landlord.

Rental collection verified on credit report.

Balance owing to landlord.

Extreme negative and adverse rental history, e.g...documented complaints and/or damages, multiple late payments or 72 hour notices to pay or vacate with statement by landlord of "WOULD NOT RE-RENT".

Unverifiable social security number.

Falsification of rental application.

Breaking lease agreement that will result in collection filing.

Verified name and date of birth match of criminal conviction and/or pending criminal offense as follows:

Murder (1 <sup>st</sup> and 2 <sup>nd</sup> degree)	Kidnapping (All counts)
Manslaughter (1 <sup>st</sup> degree)	Theft (1 <sup>st</sup> & 2 <sup>nd</sup> degree)
Assault 1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> degree)	Burglary (1 <sup>st</sup> , 2 <sup>nd</sup> degree & vehicle prowling 1 <sup>st</sup> degree)
Robbery (1 <sup>st</sup> & 2 <sup>nd</sup> degree)	Malicious Mischief (1 <sup>st</sup> degree)
Rape (All counts)	Arson (1 <sup>st</sup> , 2 <sup>nd</sup> degree & Reckless Burning 1 <sup>st</sup> degree)
Rape of a child (All counts)	Possession with intent to Deliver (All counts)
Child molestation (All counts)	Delivery or Sale (All counts)

Any criminal conviction deemed harmful to person(s) or property

Any criminal conviction which results in a registered sex offender requirement and/or any sex offender registry requirement.

A criminal records search will be performed for felony and misdemeanor offenses. All felony and misdemeanor offenses must be disclosed on the rental application.