

Application 5 Point Check

This is for all new applicants

Approval is based on the criteria set forth below:

- ✓ Employment Verification
- ✓ Rental Verification
- ✓ Credit History
- ✓ Criminal History
- ✓ Occupancy

1. Employment Verification

In determine income eligibility, please review the following:

- 2.5 times the monthly rent amount (gross amount)

Written verification of all income sources will be required to determine resident eligibility. Sources of income verification include:

- Alimony/ child support, employment, other income, pension benefits, self-employed affidavit, social security income, unemployment benefits, student loan/grant verification, W2
- You must provide 2 most recent paystubs. If you are transferring from another state for a new job, you will need to provide your written offer letter from your new employer as verification.
- Or proof of at least 2.5 times the monthly rent times the lease term in an account. (Savings, CD, Mutual funds, money markets, etc.)

2. Rental Verification

Ownership of Property Or references from current and past landlords will be reviewed, using the Rental Verification Request form. The following criteria will be used to determine ineligibility:

- Owing a balance to prior landlord
- Any eviction from prior landlord
- Bed bug infestation
- Lease Violation(s)
- Late payments exceeding 25% of total payments during the past year. (over 3 late payments in a 12month period)
- First time renters or applications without 1-year verifiable rental history will be required to: pay a one month rent deposit and/or to have a co-signer.

3. Credit History

The applicants credit report will be reviewed to determine the history of their payment practices including utilities, outstanding loans, judgments, repossessions, foreclosures, bankruptcy, etc.

4. Criminal History

Any Criminal history may result in a denial. Please view Rental Application:

- Your Personal History Section

5. Occupancy

In determine the initial eligibility, the suggested number of persons to occupy an apartment is as follows:

- One Bedroom-Two (2) Related people/ Two (2) Non
- Two Bedroom-Four (4) Related people/ Three (3) Non

Occupancy standards are set in place by state and local laws governing the issue.

❖ Foreign Application Process

If you are coming from a difference country, you will need to provide the following:

- a copy of I-20
- Or Us Bank accounts
- Valid Phot ID: Passport, Visa or US Driver's license copy is need.

A one month rent deposit is required for all applicants processed this way.

Applicant's Signature Date

Applicant's Signature Date

Agent for Owner Date