



## Lease Qualifications

<b>Income Requirements</b>	<p>Each prospective resident's gross monthly income must be at least 3 times the amount of the market monthly rent. Pay stubs or a letter on company letterhead may be submitted as proof of income. Contact will be made with the local employer to verify information.</p> <p>Self employed prospective residents must provide tax returns from the previous year for salary verification.</p>
<b>I-20/IP-66</b>	A prospective resident can qualify with an I-20 or IP-66. These forms will specify what funds are being brought into the country. There must be a minimum of 1 year's rent indicated on the form.
<b>Savings/Investments</b>	A prospective resident may also qualify by showing bank statements or investment statements that show they have a year's worth of rent in the account. They will need to provide statements for at least the past 4-6 months to illustrate the funds are consistently available.
<b>Rental History</b>	A rental verification will be obtained if the prospective resident is currently renting or has rented within the past two years. Management will accept applicants with no more that 3 late rental payments or insufficient payments within one year.
<b>Credit</b>	A credit report will be requested through our Credit Reporting Agency, taking into account timely payments, the prospective resident's debt-to-income ratio and the anticipated rental amount. For non-US citizens, we will require a copy of their VISA from INS in lieu of a credit report for qualification purposes.
<b>Criminal Background Check</b>	A criminal background check will be obtained on all prospective residents. Criminal Background Checks will also be run on all occupants 18 years of age and older. Management reserves the right to deny residency and occupancy for any criminal activity at their discretion. Guarantors cannot be a substitute for this requirement.
<b>Guarantors</b>	A guarantor will be accepted for prospective residents that are under 18 years of age or prospective residents that are lacking sufficient income or have a poor credit rating. The guarantor must meet all financial qualifications listed above and will be required to sign the application and lease. The guarantor must also be at least 18 years of age and a US citizen.
<b>Identification</b>	A current photo ID may be required to tour the model or a vacant apartment.
<b>Occupancy Regulations:</b>	2 persons per bedroom