



## QUALIFICATION GUIDELINES

- AGE:** Must be 19 years or older to apply.
- AVAILABILITY:** Based on the availability of specific apartment.
- INCOME:** Must have a monthly verifiable income of three times the rental amount of the apartment.
- EMPLOYMENT:** Must have a minimum of one year work history. We will accept service record if in military.
- RENTAL HISTORY:** Must have verifiable rental history or mortgage history of one year.
- CREDIT:** A credit check will be made. The following will be taken into consideration for determination of credit rating: Charge-offs, late payments, car repossessions, and no established credit.  
If we are unable to verify, or if we determine that the applicant is marginal in any of the above categories, is short on income, has insufficient rental history, has good credit or no credit, and has no criminal record or any negative background check, a guarantor may be required. The guarantor must be a blood relative or guardian. An applicant may be required to pay a deposit of one month's rent, or may prepay rent.  
In the case of a corporate apartment where the rent is paid by the employer and the employer passes, the occupant's credit can be disregarded if everything else is good.
- CRIMINAL HISTORY:** A criminal background check will be made on all lease signers and occupants 19 years and older.
- EQUAL HOUSING:** We are pledged to the letter and spirit of the United States Policy of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, family status or national origin.
- DRUG FREE HOUSING:** It is the policy of this community that any member of the Resident's household, or a guest or other person under the Resident's control, shall not engage in or facilitate criminal activity on or near the project, including, but not limited to, violent criminal activity or drug-related criminal activity. The Resident or any member of the Resident's household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.

Any such violation of the above is grounds for termination of residency and eviction from the unit.