

Ebbtide

RENTAL QUALIFYING CRITERIA GUIDELINES

RENTAL CRITERIA

INCOME VERIFICATION:

Applicants must earn at least 3x the amount of monthly rent.

Acceptable Documentation:

- Current paycheck stub, verbal or written confirmation by employer, or official new hire offer letter OR
- Self employed verified by past 3 bank statements or tax returns.

Income 3x monthly rent = 1 Point

Income 3-4x monthly rent = 2 Points

Income 4x or greater of monthly rent = 3 Points

Points Earned_____

EMPLOYMENT HISTORY:

Current employment must be verifiable.

Acceptable Documentation:

- Verbal or written confirmation by employer, new hire offer letter, or confirmation of student status (with at least 9 semester hours)

Employed 6 months - 1yr = 1 Point

Employed 1yr - 2yrs = 2 Points

Employed 3yrs or greater = 3 Points

Points Earned_____

RESIDENTIAL VERIFICATION:

Satisfactory rental history is required.

Acceptable Documentation:

Positive verifiable mortgage on credit report, verbal or notarized documented home ownership OR

- Written confirmation of rental or residence history by landlord or school dormitory.
- No broken leases, evictions or landlord balances within the past 5 years. Management may consider approval if proof of a payment arrangement is provided.

6 Months - 1yr of rental history = 1 Point

1yr - 2yrs of rental history = 2 Points

2yrs or greater of rental history = 3 Points

Points Earned_____

CREDIT RATING:

Satisfactory credit is required.

0-500 FICO = 1 Point

500 - 650 = 2 Points

650+ FICO = 3 Points

Points Earned_____

Tier 1 10 - 12 Points Regular Deposit

Tier 2	7 - 9 Points	1.5x Deposit Required	
Tier 3	4 - 6 Points	2x Deposit Required	
Tier 4	0 - 3 Points	Denial	Points Earned _____

CRIMINAL SCREENING:

Any offense type defined in the table below will result in denial for the time period specified.

Theft of Property (exclude by check)	10 Years	7 Years
Damage to Property	10 Years	7 Years
Drug Violation	10 Years	7 Years
Weapons	10 Years	7 Years
Violence	No Time Limit	7 Years
Crime/Injury to Person	No Time Limit	7 Years
Sexual Offenses	No Time Limit	7 Years

ADDITIONAL RENTER GUIDELINES

Occupants - Anyone over the age of 18 must submit a rental application.

Guarantor - Minimum Rent-to-Income of 5x monthly rent amount. Must have credit within Tier 1 rating.

Roommates - Qualify for income jointly, all other areas separately.

OTHER POLICIES

Pet Policy - No pets allowed without prior written authorization from management. Certain conditions apply.

**ALL DOCUMENTATION MUST ACCOMPANY APPLICATIONS AND ALL APPLICATION FEES
MUST BE PAID IN ORDER FOR PROCESSING TO BEGIN**

X _____
Applicant Signature Date

X _____
Applicant Signature Date