



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 _____

