

RESIDENT QUALIFICATION GUIDELINES

Applicant(s): _____ POINTS REQUIRED: **13 for Applicant**
18 for Co-signer

Apartment Number _____ POINTS SCORED: _____

Date: _____

MINIMUM AGE TO LEASE IS 18 YEARS OLD

CREDIT HISTORY	<u>POINTS</u>
0-10% negative credit	5
11 – 25% negative credit	3
No Credit or 26 – 50% neg. credit	2
Over 50% negative credit	0
Negative credit rating of 3 or above	0
RENTAL HISTORY	
3 years or more	5
2 years or more	4
1 – 2 years	3
1 time renter or less than 1 year	2
EMPLOYEMENT HISTORY	
Retired (must provide payment ability document)	5
No Employment (must provide proof of 12 month Rent in verifiable bank acct)	5
3 years or more	5
2 – 3 years	4
1 – 2 years or previous job 1 year	3
6 to 12 months	1
Previous student w/ verifiable income	2
No employment	0
RENT/EARNINGS RATIO	
5.0 x Rent	6
4.0 x Rent	5
3.5 x Rent	4
3.0 x Rent	3
2.5 or less	Co-signer required

TOTAL POINTS SCORED: _____

Manager's Approval: _____