

## Greentree Apartment Homes Qualifying Criteria

A rental application must be processed on all prospective occupants 18 years of age or older, and a non-refundable application fee must be paid for each applicant. All prospective residents will be qualified on the following three (3) criteria: 1)Income/Employment 2)Credit/Criminal Background and 3)Rental History.

**INCOME/EMPLOYMENT:** Gross monthly income per apartment must be two and one half (2.5) times the amount of the monthly rent. Roommate's income may be combined to meet the requirement.

Acceptable verifiable Income sources include:

1. Verification of current employment and at least 6 months employment history.
2. Verification of schools attendance may satisfy 6-month employment IF currently employed.
3. If self employed, a copy of the previous year's tax return or W-2(s) will be required.
4. Prior two (2) consecutive pay stubs.
5. Verifiable funds equivalent to two and one half (2.5) times the total lease term. (to date bank statement)
6. Pay entire lease term upfront.

**CREDIT/CRIMINAL BACKGROUND:** A credit and criminal background check will be processed on each applicant. Each applicant must provide a valid social security number or valid visa/passport/green card.

Applicant must meet the following criteria:

1. Any Bankruptcy must be discharged.
2. No credit history will be interpreted as good credit when the employment, income, and rental history qualifications are fully met.
3. 60% of open credit lines must be positive.

**RENTAL HISTORY:** Rental History is defined as information obtained from a property management company, condominium association, realty company, or any other apartment community. If renting from a private owner, rental verification from the owner plus proof of previous 6 months rental payments will be required.

1. Six (6) months verifiable rental/residence history on current address.
2. Mortgage history is acceptable as listed in the credit report. If mortgage history does not appear on credit report, payment history verification from mortgage company is required.
3. Positive verifiable rental/residence history.
4. Verifiable compliance with all lease terms and community policies from previous landlord. No formal rental history will be interpreted as good rental history as long as employment, income, and credit history qualifications are met.

**ADDITIONAL DEPOSIT:**

An additional deposit may be required if any of the above are not met to manager's requirements.

**AUTOMATIC DENIAL FOR RESIDENCY:** Applicants will be automatically denied based on the following:

1. Eviction from a previous landlord with an unresolved judgment.
2. Unresolved judgment.
3. Pending bankruptcy.
4. Falsification of any information on the rental application.
5. Criminal felony conviction or any crime conceived as a threat to our community.

I/We have read the above and understand the criteria from which the applications will be approved.

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