



919-852-0202

Qualifications for Rentals

- 1) Credit Report Criteria
 - a. No more than 1 payment 60 days, no payments exceeding 60 days late
 - b. Bankruptcy without a co-signer will be accepted if it's older than 4 years, and credit has been re-established with no late payments within the past 18 months.
 - c. No unpaid judgments
 - d. Any collections must have zero balance (medical excluded)
 - e. Criminal Reports will be run
 - f. Credit criteria (and income requirements) for properties who agree to accept Section 8 **may** be waived by owner for Section 8 recipients for whom the majority of their rent is paid for by Section 8.

- 2) Income Criteria
 - a. Combined income must gross at least 3 times the monthly rent
 - b. Must have verifiable Social Security Number; we will accept legal documentation of student or employment visa information while awaiting official social security number. Must also provide documentation of income from school or employer.
 - c. If self-employed, we will need the following:
 - i. copy of most recent signed tax return
 - ii. personal bank statements proving income, or letter from bank stating that at least 3 times the monthly rent is deposited in your personal bank account monthly for the past 6 months
 - iii. If retired, proof of savings, IRA, or other funds that are used for draws

- 3) Co-Signer Information/Requirements

Co-signers may be necessary if the above income requirements are not met.

 - a. Co-signers must have lived in the US for at least the past 4 years
 - b. Must have excellent credit
 - c. Co-signer income must gross 4 times their currently monthly obligation for their mortgage or rent, or show savings, or other form of income that could cover rent of applicant in the event of default
 - d. If co-signer is being used due to insufficient credit an additional monthly fee of \$10 per month through the duration of the Lease shall apply, and additional security deposit may be required by the Owner of the property.

- 4) Rental History
 - a. Good references for payment history, complaint history, and condition of premises upon moving out as far back as 4 previous residences to current
 - b. No evictions or court paper filings
 - c. No unpaid balances from previous rentals

***These are the qualifications we suggest to each of our property owners. Some properties may have different qualifications set by their individual owner.**



We do not discriminate based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), or handicap (disability).