



## **Resident Selection Criteria**

We do business in accordance with the Federal Fair Housing Law. We do not discriminate on the basis of race, color, national origin, religion, sex, familial status or disability.

**Rental/Resident History:** 2 years of rental/resident history will be verified on present and previous residence. A positive record of prompt payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage. Note that address verifications can take up to 3 days to verify.

Applicants with an eviction or any debt outstanding to current or past landlords and/or apartment buildings will be disqualified.

**Credit History:** An unsatisfactory rental score can disqualify an applicant from renting. An average credit score of 600 across all applicants is required. If an applicant is rejected, the applicant will be given the name, address and telephone number of the credit-reporting agency that provided the credit report.

Applicants with an open bankruptcy will be disqualified.

**Income:** Applicants combined income should be equal to or greater than three times the rental rate. All applicants will be required to provide written verification of income. Acceptable income verification required may include 1 month of current pay stubs, a letter of employment on company letterhead showing monthly wages and signed by an authorized party, the most recent W2, or proof of assets. Self-employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.

**Criminal Background Check:** A criminal background check may be used as part of the qualifying criteria. An applicant will be denied in the event they have ever been listed on the registry of sexual offenders or convicted, pled guilty or no contest or had an adjudication withheld to a misdemeanor / felony, sexual offense and/or drug-related criminal offense.

Applicants with a felony level conviction will be disqualified.

If you have poor credit, bad references, rental collections, have ever been evicted in the past or have a criminal record, your application may possibly be considered with an additional deposit and/or a qualified co-signer.

**Co-signers:** In the event a co-signer is required, he/she must complete an Application for Residency, be a Florida resident, meet all the Resident Selection Criteria, monthly income equal to four times the monthly rent amount and sign a notarized Guarantor Addendum. The co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.