

# GREAT JONES

## RESIDENT SCREENING AND RENTAL CRITERIA

Thank you for considering renting one of our homes! Before you apply, please review the following criteria. These factors may disqualify you from renting with us:

### Credit Report

- Outstanding debt owed to other landlords / housing providers will be required as **additional** deposit
- Please note that the deposit **cannot** be used to pay the last month's rent

CREDIT SCORE	REFUNDABLE DEPOSIT	Example Cost \$1000 Rent	NON-REFUNDABLE JETTY SURETY BOND**	Example Cost \$1000 Rent
No Credit	Not Qualified	NA	Not Qualified	NA
< 499	Not Qualified	NA	Not Qualified	NA
500 - 549*	3x Monthly Rent North Carolina, Denied	\$3000	Policy Coverage 6x Monthly Rent (Price: 1.05x Monthly Rent)	\$1050
550 - 599	2x Monthly Rent	\$2000	Policy Coverage 4x Monthly Rent (Price: 0.70x Monthly Rent)	\$700
600 - 650	1.5x Monthly Rent	\$1500	Policy Coverage 3x Monthly Rent (Price: 0.525x Monthly Rent)	\$525
651 +	1x Monthly Rent	\$1000	Policy Coverage 2x Monthly Rent (Price: 0.35x Monthly Rent)	\$350

\* North Carolina: Credit scores of 500-549 will be denied due to North Carolina state security deposit restrictions.

\*\* Indiana: Surety Bonds are not currently available for Great Jones residents in the state of Indiana.

### Income Requirements

- Minimum household gross income (before taxes) requirement is a minimum **3x (three times) the monthly rent**
- Applicants claiming Social Security income must submit their most recent disbursement statement from the Social Security Administration
- Applicants claiming child support income must submit a current court order and proof of payment for the last three months
- Applicants claiming self-employment income must submit their most recent tax statement; annual income after taxes must be at least three times the **annual** rent
- Applicants wishing to qualify using liquid savings (cash in a savings account) in lieu of minimum income requirements must provide statements for the most recent three months showing an average daily balance of at least 36 times the monthly rent (three times the annual rent)

## Employment Verification

*Please note that our screeners are trained to identify fabricated pay stubs and paystubs purchased online*

- Valid pay stub; or
- Notarized offer letter, including salary, start date (must be within 30 days), and Human Resources contact information, on company letterhead

## Rental History Disqualifications

- 4+ late payments in the last 24 months
- 3+ returned payments / Non-Sufficient Funds (NSF) in the last 24 months
- 1+ rental-related write-off in the last 36 months
- 1+ rental-related collection in last 60 months

## Civil Court Records Disqualifications

- 2+ filings/unlawful detainers in last 24 months
- 2+ monetary judgments in last 36 months
- 1+ possession/forcible detainer in last 60 months

## Criminal History Disqualifications

- Felony conviction (evaluated from the date of disposition) in the last 72 months
- Registered sex offender