



## RESIDENT QUALIFYING CRITERIA

### Applicant Qualifications

- Applicants must be 21 years or older. Each applicant must complete full application process.
- Approval will be based on credit score, income, and a criminal background check.
- Credit factors qualify you in 3 tiers of approval: 1<sup>st</sup> tier is a \$400 security deposit approved no cosigner needed. 2<sup>nd</sup> tier is a security deposit equal to 1 month's rent deposit approved no cosigner needed and 3<sup>rd</sup> tier is a cosigner fully \$400 security deposit approved OR a security deposit equal to 2 month's rent approved no cosigner.
- Proof of income (i.e. W2, pay stubs, formal job offer with start date and salary, financial aid)
- Gross income must be 2.5x total monthly rent
- Co-signers required if applicant CANNOT income qualify or you fall into tier 3. All co-signers must income qualify at 3.5x the rent and be fully approved without exceptions.

Rental history factors into credit score  
Criteria subject to change

#### Fees

- Application \$75 per applicant (includes cosigner)
- Administration Fee \$300
- \$300 1/Pet Fee, \$450/ 2 Pets (non-refundable)

#### Due at Move-In

- Security Deposit \$400 to 2 month's rent
- Prorated Rent
- Duke Power Confirmation
- Renter's Insurance
- Pet Fees

#### Pet Policy

- Must provide current vet records
- \$20/month, per pet
- Breed restrictions apply; no aggressive breeds, mixed or full, Max 2 pets
- 75 lb. limit, per pet
  
- Check with office regarding ESA/Service Animal criteria

Applications are valid 90 days