



FOXRIDGE APARTMENTS RENTAL QUALIFYING CRITERIA

A. SALARY/EMPLOYMENT

1. Your local employment must be verified, including salary amount.
2. To qualify, a prospective resident's monthly income must be equal to or exceed two and one half (2.5) times the monthly rental amount (married couples' combined income may be used to meet this criteria). For roommate situations, each lessee must show gross income equal to or exceeding two and one half (2.5) times the monthly rental amount. Unemployment income may not be used to qualify an applicant.
3. The monthly rent (including monthly discounts or specials if applicable) will be used for income qualifying.
4. Self-employed prospective residents must provide tax returns from the previous years for salary verification.
5. Bank accounts, stocks, bonds and other forms of assets may also be used to verify the financial status of a prospective resident in lieu of income. It will be necessary to furnish management with proof of funds equal to one (1) year worth of rent and they must document that the funds have been in the account for the last six (6) months.
6. Applicant must be 18 years of age.
7. Documentation of income for international students from supporting university to show an income that would provide an income source for payment of term rent.

B. CREDIT

Management will request a credit history through our Credit Reporting Agency, taking into consideration timely payments, the prospective resident's debt-to-income ratio and the anticipated rental amount. Marginal or bad credit may result in an increased security deposit or denial of the application. **WE WILL REQUIRE A COPY OF A GOVERNMENT ISSUED PICTURE I.D. WHEN PROMPTED BY ALERTS ON CONSUMER CREDIT REPORTS** For individuals that do not have a government issued social security number, we will require a copy of their VISA from INS.

C. CRIMINAL

Management will request a criminal history through our Reporting Agency. Any applicants or occupants who have been determined to have criminal conviction or current indictment for possession, sale, manufacture or distribution of controlled substances or for any crimes involving firearms or crimes against persons or property will be denied residency and occupancy. Management reserves the right to deny residency and occupancy for any criminal activity at their discretion. Guarantors/co-signers cannot be a substitute for this requirement.

D. MORTGAGE/RENTAL HISTORY

A rental verification will be obtained if the prospective resident is renting or has rented within the past three years. HHHunt will accept applicants with no more than 3 late rental payments per year.

A satisfactory rating on the credit report for a mortgage of two years serve in lieu of rental history.

A. GUARANTOR

Perspective residents who do not meet the above listed income requirements or who lack sufficient consumer credit history may qualify using a guarantor. The guarantor must be U.S. Citizen at least 18 years of age and must permanently reside in the United States.

