



QUALIFYING CRITERIA

Occupancy Policy

Studio = 2 person 1 Bedroom = 2 person 2 Bedroom = 4 person 2 Bedroom plus den = 4
Single Family Homes 3 and 4 Bedroom = 6 to Max of 8

Application Process and General Requirements

- Any person residing in the property that is 18 or over must apply.
- Each applicant must provide proof of income.
- A complete rental application must be filled out in detail and signed.

Rental History & Denied Applicants

- More than two late or NSF payments could result in a denied application.
- Any monies owed to a previous landlord will result in a denial.
- Any judgment or eviction process against any applicant would result in a denial.
- Any excessive noise complaints or unfavorable reference would result in a denial.

Income Requirements

- Monthly gross income must equal three times the monthly rent. If more than one applicant the income will be combined.
- Current 30 days worth of paystubs showing year to date wages.
- If employed less than 90 days a signed offer of employment letter on business letterhead with hire date, position and salary is required along with contact reference information of direct supervisor.
- If self-employed provide two consecutive years of final tax assessment example (2012 & 2013)
- A written letter from a certified accountant on business letterhead summarizing personal annual income.
- Bank Statements showing available balance equal to the monthly rent for the duration of the lease term. Applicant's names must appear on the statement.
- Proof of Disability benefits or government assistance issued by the agency.
- Court ordered child support or alimony or palimony allocations.
- In combined applicants you must have proof of living together with a documented lease for a term of no less than one year.

Credit Requirements

- Favorable credit will be required.
- A credit report is requested for all applicants. This report is reviewed by weighing current accounts and your debt ratio to your current gross monthly earnings. As well as any delinquent accounts, collections, bankruptcies, liens, judgments, public records and outstanding balances.

Other Policies

- Non-citizens must provide a current and legitimate Work Visa and or Student Visa and then be reviewed based on criteria above. If we are unable to verify a favorable credit check or a landlord/ employment reference with regards to Non-Citizens, these potential prospects will be required to pay a minimum of 6 months rent in advance to satisfy the lack of screening criteria available.
- Cosigners/Guarantors must provide 4 times the rent gross and good standing with credit ratings to be accepted
- Tenant Insurance Policy for term of lease is required for both new and existing tenants.
- ONLY post-dated cheques and or PAPD Withdrawal for the term of the lease agreement will be accepted as rental payments. **Please remember** to bring any post-dated cheques and or your signed authorization for PAPD Withdrawal with you on the date you are scheduled to complete your move in inspection and take possession of your unit to ensure receipt of your keys.