



RESIDENT QUALIFICATION GUIDELINES

Roommates:	2 or more roommates; total incomes must meet income requirement. Separately and jointly responsible for lease obligations.
Guarantors:	Allowed only for full-time college students with insufficient income. Student verification required. Guarantors must reside in the United States. Guarantor must make 5 times the market rent to qualify and have an "Accept" on the credit screening.
Income Requirements	Last three consecutive paycheck stubs, tax returns or a letter from your employer on official company letterhead stating Annual Gross Income and time on job. Income must meet or exceed at least (2) two times the market rent per month.
Credit:	All applicants will be screened through a third party screening service. If applicant is accepted with conditions, an additional deposit will be required prior to move-in.
Criminal History:	Criminal background check processed on all applicants 18 years and older. Application may be declined due to criminal history.
Minimum Age:	Must be at least 18 years old to sign lease.
Occupancy Standards:	1 Bedroom.....2 Occupants 2 Bedroom.....4 Occupants 3 Bedroom.....6 Occupants

Fogelman Management Group and this rental community adhere to the Fair Housing Law (Title VIII of the Civil Rights Acts of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulate that it is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national origin, disability or familial status.

“THIS IS AN EQUAL HOUSING OPPORTUNITY COMMUNITY”