

RENTAL CRITERIA

All applicants must complete an application in full via the online application portal. In order to qualify for housing at the property, a potential resident and guarantor must meet the qualifications listed below.

OCCUPANCY GUIDELINES

Occupancy is restricted to one resident per bedroom unless the room is designated as a double occupancy bed space. Under specific and rare circumstances, occupancy may be increased to a maximum of two per bedroom. Please discuss occupancy guidelines with the Community Manager for more details.

APPLICANT CRITERIA

Applicants must be of legal age in the state where the community is located. Applicants who are not of legal age in the state where the community is located must have a Guarantor sign the contract.

Applicant must provide a US issued social security number (SSN).

Applicant must pass a criminal background check and rental history processed through management's approved vendor.

Applicant must pay applicable leasing fees, which may include the application fee, administration fee, and security deposit.

If applicant is unable to qualify on their own, applicant must provide a guaranty ("Guarantor") from an individual who satisfies the criteria established by management for the community.

QUALIFYING GUARANTOR

Applicants with qualifying guarantor must earn an annual gross income equal to three (3) times the total contract value and must have qualifying credit history processed through management's approved vendor. Approval is based upon a risk score which represents the relative measure of the credit risk associated with a given applicant. If conditional approval is received, an additional deposit will be due equal to one (1) monthly installment. Gift cards or other concessions may not be applied toward deposits.

Guarantor must provide a US issued social security number and be at least 25 years old.

Guarantor may not be a resident with Landmark Properties

NO QUALIFYING GUARANTOR

Applicant that does not have a guarantor must pay a deposit equal to one (1) monthly installment at the time of contract signing. Applicant with no qualifying guarantor must provide acceptable proof of financial eligibility.

Applicant must earn an annual gross income equal to three (3) times the total contract value and must have qualifying credit history processed through management's approved vendor. Approval is based upon a risk score which represents the relative measure of the credit risk associated with a given applicant. If conditional approval is received, an additional deposit will be due equal to one (1) monthly installment (a total of two (2) monthly installments).

Gift cards or other concessions may not be applied toward deposits.

APPLICANT WITHOUT US ISSUED SSN

Applicants that are citizens of another country must provide a copy of a passport or visa and proof of employment or an I-20 verifying student status and proof of enrollment.

Applicant that does not have a US issued SSN must pay a deposit equal to one (1) monthly installment at the time of contract signing (gift cards or other concessions may not be applied toward this deposit).

Applicant must provide acceptable proof of financial eligibility. Applicant must earn an annual gross income equal to three (3) times the total contract value and must have qualifying credit history processed through management's approved vendor. Approval is based upon a risk score which represents the relative measure of the credit risk associated with a given applicant.

Be advised that incomplete, inaccurate, or falsified information will be grounds for denial. For purposes of qualifying applicant, the total contract value may be divided into monthly installments in order to determine income requirement. Please note that these are our current rental criteria and that nothing contained in these requirements shall constitute a guarantee or representation that all residents residing in our community have met these requirements. In the event the Applicant does not provide applicable qualifying guarantor, Landlord shall have the right to require Applicant to comply with all obligations of the contract. Landlord and Agent adheres to the Fair Housing Laws (Title VIII of the Civil Rights Act 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 with respect to housing because of race, creed, religion, sex, national origin, disability or familial status. Landlord and Agent are an Equal Housing Opportunity Community.

