



Application Criteria and Qualifying Standards

All applicants of **Newberry Lofts on 6th** are processed in the same manner, using the same criteria and standards in accordance with Fair Housing Laws.

It is our policy to verify all information regarding social security number, employment including income, current and previous leasing history, credit reports and criminal background checks through a third party service. A Rent Wise score is calculated and may result in approval, approval with conditions (one month's rent or co-signer required), or denial.

All persons over the age of eighteen (18) years of age must fill out and application to be considered for leasing purposes. All applicants must sign and be able to present verification of identification and signature.

1. CREDIT/SOCIAL SECURITY NUMBER:

A credit check will be run on each applicant using the social security number as identification. Social security numbers must be validated by credit reporting and have no warning associated with them. The credit history must meet company standards. INFORMATION ON CREDIT CHECKS MAY NOT BE DISCLOSED TO APPLICANT, IF DESIRED A PHONE NUMBER WILL BE PROVIDED TO THE CREDIT BUREAU.

2. INCOME:

Thirty-three percent (33%) of gross monthly income should be equivalent to one month's rent. Offer letter for employment or paycheck stub may be required to verify income. Proof of "other income" such as child support, social security, or bank accounts may be required. If using bank account only without gainful employment, proof of an account balance equal to one (1) year's rent may be required. In the case of co-applicants, if each applicant doesn't meet the full income requirement but the primary applicant provides proof of 75% of the required gross income it may be combined with another applicant's income to meet the full requirement along with an additional deposit. Unless the co-applicant is a spouse, then income may be joined.

3. RENTAL HISTORY:

All current and previous residences must be able to be verified for length of residency, payment history and care of residence. Fulfillment of lease, rules and regulations, along with provisions will also be considered. CURRENT OR PAST EVICTION PROCEEDINGS FROM OTHER LANDLORDS IS GROUNDS FOR DENIAL OF RENTAL APPLICATION.

4. CRIMINAL BACKGROUND CHECK

A criminal record check on each applicant using the social security number and other information provided to us will be conducted. There can be no felony convictions within the past sixty (60) months.

APPLICANT: _____ DATE: _____

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OWNER'S AGENT: _____ DATE: _____