

Residential Selection Criteria

Fair Housing

It is unlawful to discriminate against any person making an application for rental housing with regards to race, color, religion, sex, national origin, familiar status, and handicap status.

Age

All applicants must be 18 years of age or older.

Income

Monthly income must meet the following minimum requirements per household. You must make 2.25 times the monthly rent to pre-qualify. For example, take the monthly rent of the apartment you are going to rent and multiply by 2.25. You must make this amount to pre-qualify financially.

Must have a copy of two most recent pay stubs or W2

Self – Employment: The 1040 Schedule “C” form.

If you are starting a new job: A copy of letter of intent.

Credit

A complete check of credit history will be made concerning information provided on the application for rental. It will include the following:

Residence: Applicant shall have at least one year verifiable positive rental or mortgage history. In the case of first time renters, applicant must meet all other qualifications and expect a full month’s market rent security deposit.

Employment: Stable employment of at least one year and verifiable, qualifying income are required for each applicant.

Credit report: Satisfactory credit report provided by Trans Union.

Criminal Background Check

Immediate basis for non-acceptance:

Eviction history

Balance due to a previous landlord or mortgage company

Important: By signing the application for rental, applicant agrees that once the application is approved and applicant puts the holding fee of \$_____ down, the holding fee is not refundable if the applicant changes his/her mind.

I have read and understand the above application policy standards for Forever Construction apartments.

Applicant: _____

Applicant: _____

Date: _____