



## Rental Criteria

**GC Multifamily** is committed to complying with all Federal, State and Local Fair Housing Laws. It is our policy to offer apartments for rent to the public without regard to race, color, national origin, religion, sex, familial status, handicap or any other state or locally protected classifications. To assist with your decision on your new home, we are providing a list of guidelines used to qualify applicant for residency in our community.

### Income/Employment

All persons applying for an apartment must have a **verifiable source** of income in a gross amount of no less than two times the gross rental rate. In the event of multiple applicants, roommates combined information will be considered, but individually, each roommate must earn no less than 2.5 times the gross rent. Acceptable proof of income is as follows:

- 3 Pay stubs for the past 60 days or job offer on letterhead with yearly salary
- Self-employed - Most recent tax return
- Child support or alimony if court directed with bank deposits listed
- Grants, pension, student loans or trust funds
- GI, disability, Social Security Benefits
- Employment Verification from Verifiable Employer

### Rental/Mortgage History

All persons applying for an apartment must have twelve (6) months of verifiable, satisfactory history. An eviction or foreclosure could constitute reason for denial. Less than twelve months of history may require an additional deposit. Satisfactory history includes the following:

- Lease term fulfilled
- No lease violations
- Residence left in satisfactory condition and proper notice given to vacate
- First time renters will be considered to have no rental history and will require an additional deposit.

### Credit History

All persons applying for an apartment must have established credit in good standing for the past two years. Lack of established credit or negative credit will require an additional deposit or could be reason for denial. Negative credit includes but is not limited to the following:

- Past due accounts
- Judgments and/or write-offs
- Liens

Revised 6.12.20





- Balance due to a rental or mortgage company
- Unresolved bankruptcy

### **Criminal Background Search**

A criminal background search will be conducted for each applicant and occupant who is 18 years of age or older. Applicants with felony offenses, drug charges, crimes against persons or property or sexual offenses as well as all other criminal activity may be denied depending on date of conviction and severity of crime committed.

### **Guarantor**

A Guarantor may be considered. **A guarantor will not be substituted for unsatisfactory credit history, rental history, or criminal history.** A guarantor must meet the same qualifications listed above but with the qualifying income increased to **five times** the amount of rent.

### **Pets**

Pets are allowed on the property; however, pet owner is allowed no more than 2 pets. Aggressive breeds including but not limited to Pit bulls, American Staffordshire, German Shepherds, Doberman and Rottweiler or as determined by management and/or city laws, will not be allowed on the premises. Any dog with a previous history of biting or aggression will not be permitted. All pet owners must provide vet records showing current vaccinations and breed of dog. All dogs will “interview” with the manager for approval prior to move-in.

*Snakes, reptiles and ferrets are not accepted.*

### **Foreign Nationals**

Foreign nationals must complete the same rental application as a United States Citizen. Foreign Nationals living or working in the United States must provide a valid documentation from the U.S. Department of Immigration and Naturalization (INS). Social Security number or a Visa stamped with stamped identification of entry date also known as an I-94 card. Income will be verified with a letter of intent to hire, work visa, work petition or verification of funds in a United States Bank account. \*If income cannot be verified to the satisfaction of Management, the lease must be paid in full with verified funds.

### **Occupancy Guidelines**

The maximum number of occupants permitted to dwell in an apartment shall not exceed 2 heartbeats per room.

### **Identity Verification**

A US Government issued photo ID & social security card will need to be presented by all applicants, guarantors, and occupants age **18** and older. All applicants, guarantors, and occupants age **18** and older acknowledge and consent to the community’s policy of retaining a copy of the identification. All applicants who do not have a social security number must provide a tax ID number and current government photo ID/passport.

Revised 6.12.20





**Providing False Information or Falsified Documents**

If you provide false information on your rental application or falsified documents to support your application, your application for residency may be denied.

I have read and understand the Rental Criteria for this community

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

