

# Fairway Apartments

## Rental Qualification Guidelines

- A separate application is required for each adult, eighteen years of age or older. All apartment occupants of legal age are considered to be applicants. No more than two individuals may occupy an apartment.
- A credit report from a national credit reporting agency will be obtained on all applicants. A favorable credit history is required. An applicant's credit is considered favorable when there are more positive credit accounts than negative. Negative accounts include, but are not limited to: late payment, collection, charge off, repossession, and bankruptcy. Applicants with no credit history are required to pay additional security deposit.
- Employment history and income must be verifiable. Applicants must have a combined gross income of at least three times the monthly rent. Applicants must provide four (4) current pay stubs or if self-employed provide the previous year's tax return to verify income. Non-employed or graduate student applicants must provide proof of income. College undergraduates, co-signers, or guarantors are not permitted.
- Resident history must be verifiable. Rental verification will include length of occupancy, payment record and status, and compliance with rules and regulations. Renting from a relative is not considered resident history as contract performance cannot be determined. Home mortgages can substitute for resident history. Applicants with negative rental history, outstanding debt, eviction, or foreclosure will be denied. First time renters are required to pay additional security deposit, unless there is a strong credit history.
- A criminal background search will be conducted. The application will be rejected for any of the following criminal related reasons: felony conviction, terrorist conviction, illegal drug related conviction, prostitution related conviction, sex related conviction, cruelty to animals related conviction, misdemeanor conviction involving crime against persons or property, and any of the above related charges resulting in "Adjudication Withheld," and/or "Deferred Adjudication," and/or active status on probation or parole resulting from any of the above.
- Reasons for not approving an application include, but are not limited to: bankruptcy within the past two years or pending bankruptcy, insufficient income, unpaid judgments, eviction, foreclosure, outstanding rent debt, exceeding occupancy limits, and falsification of the application information.
- Pets are limited to indoor cats. Pet owners are required to pay a pet fee/deposit. No dogs are allowed.