



# UNIVERSITY POINTE

## Qualification Sheet

All adults eighteen (18) years and older must apply for residency. All applicants must have a valid government issued ID, passport, us visa, or resident alien card. All applications will be reviewed and considered, subject to approval by management.

### INCOME/EMPLOYMENT

- Income requirements must meet 2.5 X times the base rent per household. Income for roommates can be combined to meet the requirements.
- All applicants must provide four (4) current pay stubs or an employment offer letter on a company letterhead signed by the human resources department or hiring manager. The letter must reference date of hire, monthly salary, or hourly rate, and hours worked per week.
- If self-employed, we will require one of the two (2) items: Copy of the previous year's tax return w-2 form. Last three (3) months bank statements from business account.
- Income from student loans, I-9, social security, pensions, all income sources must be verifiable.

### CREDIT HISTORY

- Applicants with a credit score of 680 or higher will be required to pay a refundable deposit of \$250.
- Applicants with a credit score of 629 to 679 will be required to pay a refundable deposit equal to one month's rent.
- Applicants with a credit score of 628 or lower will be required to add a qualified guarantor.

### RENTAL HISTORY

- Must have positive verifiable rental history from a legitimate source.
- Verification of rental history from a private owner will require a copy of the legal lease agreement or a notarized statement from the owner.

### BACKGROUND CHECK / LANDLORD / EVICTIONS

- Any evictions or open landlord collection accounts recorded over the most recent 5-year period will be an automatic denial, unless proven to be satisfied.
- Applicants with a criminal background that includes a felony conviction, a drug conviction, (misdemeanor or felony), aggravated assault conviction, (misdemeanor or felony), or a criminal conviction which threatens the welfare of the safety of the community will be denied for residency.

### GUARANTOR REQUIREMENTS

- Each guarantor must provide monthly income equivalent to 3X times the base rent, credit score of 680 or higher. Maximum of two (2) guarantors per apartment.

Q/A

How to qualify for the apartment? Management will review all applications for approval, please see below three (3) most common scenarios to qualify for the apartment.

Scenario I:

A full-time student doesn't meet the income requirement and doesn't have rental history.

This person would be required to have a guarantor that meets the criteria to qualify.

Scenario II:

A full-time student meets the income requirement but doesn't have rental history.

This person could qualify with a deposit equal to one month's rent.

Scenario III:

A full-time employed person that meets the income but doesn't have rental history.

This person would qualify with a deposit equal to one month's rent.

I acknowledge the qualification worksheet and have provided management with the required documentation to consider my application.

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Applicant Signature Date

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Applicant Signature Date

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Applicant Signature Date

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Applicant Signature Date

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Owner Agent / University Pointe Date