

Westgate VI
Community

Date

VALID STATE OR FEDERAL PHOTO I.D. REQUIRED TO TOUR COMMUNITY

It has been a long-standing policy of Consolidated Management, Inc. to practice equal opportunity housing for renters. All rental applications are judged solely on the following criteria:

1. Yearly Income:

For one person's income, the yearly income shall be two and three quarters (2.75) times the yearly rental amount.

When combining two incomes, the yearly income shall be four (4) times the yearly rental amount. Either individual must meet our credit history requirement. Both individuals must meet our length of time on the job and reference requirements. If accepted, both individuals must sign the lease agreement and appear on the lease as leaseholders.

In administering the income requirement, all regular and expected income will be considered. We will also consider savings and short-term investments as sufficient income towards meeting our income requirement if their total value meets or exceeds two times our yearly income requirement.

Minimum Income Requirements:

Style of Apt.	Rent	1 Applicant	2 Applicants
1 Bedroom Upper	\$595.00	\$19,635.00	\$28,560.00
1 Bedroom Lower	\$605.00	\$19,965.00	\$29,040.00
1 Bedroom Upper Update	645.00	21,285.00	30,960.00
1 Bedroom Lower update	655.00	21,615.00	31,140.00
2 Bedroom Lower	\$690.00	\$22,770.00	\$33,120.00
2 Bedroom Upper	\$680.00	\$22,440.00	\$32,640.00
2 Bedroom Update upper	\$740.00	\$24,420.00	\$35,520.00
2 Bedroom Update Lower	\$750.00	\$24,750.00	\$36,000.00
2 Bedroom Reno Lower	\$815.00	\$26,895.00	\$39,120.00
2 Bedroom Reno Upper	\$805.00	\$26,565.00	\$38,640.00

Combining more than two (2) incomes to satisfy the income requirement is not allowed.

2. Length of Time on the Job:

The guideline for length of time on the job is six months. Previous employment will be considered in the case of employment upgrades. The applicant must provide a letter from their employer and two (2) current pay check stubs.

3. Credit and Criminal History Standards:

Applicants should have established credit demonstrating an ability to make timely payments. An Experian credit report is used for this purpose. In cases where there are co-applicants, only one applicant needs to meet the credit history requirement. Additionally all applicants and their occupants over 18 years of age must meet our criminal history standards. A search of public records will be conducted to determine if the applicant and all their occupants over 18 years of age meet our criminal history standards. All persons whose income or credit history is used to meet our qualifications must sign the lease agreement.

4. References:

References listed on the application must be verified by the Community Manager, including former landlord reference.

5. Number of Occupants

The number of people who can occupy an apartment:

A one-bedroom apartment may have a maximum of two occupants.

A two-bedroom apartment or a one-bedroom with den may have a maximum of four occupants.

A three-bedroom apartment or a two-bedroom with den may have a maximum of six occupants.

NOTE: An applicant who is determined to be “no record found” and/or has less than six months on the job, can become a lease holder if they meet the remaining criteria and can provide a qualified guarantor.

Applicant Signature

Applicant Signature

CMI Representative

Date

