

## QUALIFICATIONS

### 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
Astor	580.00	19,140	27,840
Beckett	575.00	18,975	27,600
Camelot	675.00	22,275	32,400
Camelot Deluxe	705.00	23,265	33,840
Drake	715.00	23,595	34,320
Earl	650.00	21,450	31,200
Earl Deluxe	680.00	22,440	32,640
Fairfax	1020+15	33,660	48,960

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. Payment History:

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. 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 may have a maximum of four occupants.

A two bedroom with den at Chatham Hills and Hawthorne Club may have a maximum of six occupants.

The three-bedroom apartments at Kings Arms and Kimberly Club 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.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_