

Income Qualification:

The Falls at Roland Park's standard income qualification requirement is gross monthly income must equal 3x the monthly rent.

Identity Verification:

Government issued photo identification such as a valid driver's license or passport.

Cosigners:

- An applicant can re-apply a maximum of 2 times with a co-signer.
- All cosigners are required to have an income of at least 4x the monthly rent in order to qualify.
- All cosigners must have a valid government-issued photo ID.
- Applicants and co-signers need to be screened together. If the applicant adds co-signer after original screening, applicant will have to be re-screened.
- Each apartment may have a maximum of two cosigners. Co-signers cannot cosign for a specific portion of the lease and all parties are considered jointly and severally responsible for the entirety of the lease.

Income Verification Documentation:

Accepted income verification documentation includes any ONE of the following:

- Two recent pay stubs (most recent pay periods).
- Bank Statement with recurring payroll direct deposits (current or previous month)
- W-2 form or similar tax document (previous tax year). W-2 must be from current employer.
- Letter from employer on company letterhead (with current contact information for verification). If this form of verification is used, the employer may be contacted to verify information stated in the letter.
- Government Agency issued letter or verification form such as Social Security Benefits Award Letter, SSI Disability Benefits verification, Form I-20, Form DS 2109, etc.
- Applicants with no or low income with a balance in their an account:
 - If the applicant plans to pay rent from an account balance, they may be screened if the account balance is greater than the total of three years' rent.
 - The applicant must provide documentation such as a bank, mutual fund or trust account statement verifying that the balance is greater than the total of three years' rent.

