

Fulton Supply Lofts Rental Criteria

A completed application will need to be submitted for each person(s) over 18 years of age. The application must be completed accurately with verifiable information.

The following items will be reviewed for accuracy during the application process. A copy will be obtained as part of the Leasing File on the date you receive keys to the apartment home.

- Valid Driver's License
- Valid Registration for each authorized vehicle

Rental History Criteria:

The following items will need to be provided with the rental application:

- Signed authorization to verify rental history for all addresses provided on the rental application and or obtained through Screening Reports.
- Copy of a current utility bill (if applicable)

The following items can be considered a deniable factor:

- More than 2 late rent payments on record in a 12-month period
- Nonfulfilled lease agreements with previous landlords
- Inaccuracy or falsification of the rental application

Income/Employment Requirement Criteria:

Gross Monthly Income must meet or exceed three times the monthly rent.

The following items will need to be provided with the rental application:

- Two months of verifiable pay check stubs
- Two months of bank statements with corresponding direct deposits

The following items can be considered a deniable factor:

- Lack of proof of income
- Falsification of income
- Cannot meet income requirements
- Final recommendation will also be dependent on income, rental and employment history

Possible exceptions to the Income/Employment criteria include the following:

- Self-employed applicants will require either six months of bank statements showing monthly income deposits or a 1099 for the two most recent years.
- Retirees will be required to provide documentation for SSI income, retirement funds and three months of bank statements
- Military personnel will be required to provide an L.E.S. for proof of employment

- Full-time students can provide student loan income documentation along with proof of income. Students may be required to obtain a qualified co-signer.
- Final recommendation will also be dependent on income, rental and employment history

Credit History Criteria:

Various factors from the credit report are used as screening criteria including the following:

- This property requires a minimum credit score of _____.
- No open Landlord Debt
- No Open Utility Debt
- Final recommendation will also be dependent on income, rental and employment history.

Deniable factors include:

- Unpaid rental collection or judgment(s), Unverifiable Social Security Number or ITIN Number, Open Bankruptcy
- Judgements and/or liens

Public Records Criteria:

An eviction and/or criminal records search will be conducted as part of the screening process and may result in a denied application.

Cosigner Criteria:

This property requires that a Cosigner's Monthly Gross Income must meet or exceed five times the monthly rent.

The cosigner shouldn't have any of the following:

- Active Liens, Judgments, Recently Filed Bankruptcies