



## RENTAL QUALIFICATION GUIDELINES FOR WINDMILL APARTMENTS

Grassano Properties will not rent to an applicant under the age of 18.  
You will be required to leave a government issued ID in the leasing office while touring our community.

IDENTITY	Applicant must provide a current valid ID. Acceptable proof of identification are: Passport, Driver’s License, ID card, Asylum Approval Letter, Green Card, Visa, Passport Card, Work Permit, Military ID, and Tribal ID.							
INCOME	Applicant must have verifiable net income that is at least one point seven (1.7) times the amount of market rent. Applicants who do not meet this requirement will either be declined or may qualify with an approved guarantor. Income may be verified through two months of pay stubs, three months of personal or joint bank statements, or six months of personal bank statements if self-employed. We also accept verification through Housing Vouchers, Social Security Income (SSI) statements, offer letters with a job start date within 45 days, court-issued alimony or child support statements, leave and earnings statements, disability benefit letters, unemployment benefit letters, financial aid award letters, or retirement income statements.							
EMPLOYMENT	Applicant must be employed with current employer for minimum of six (6) months. If employed with current employer for less than six (6) months, verification of previous employment will be necessary. Applicant must provide names and contact phone numbers of ALL employers and supervisors. Applicant must not have more than a 30-day gap between current and previous employment.							
RENTAL HISTORY	All prior lease agreements must be fulfilled. Applicant must have no more than two (2) late payments and no more than one (1) NSF in the past six (6) months. Rental references must be favorable with no special restrictions in regard to leasing again at a previous community. A reported skip or eviction may be denied. Applicant must not owe more than \$3,000 in total to any previous rental company or landlord.							
CREDIT	Credit history must not have any judgments, bankruptcies, foreclosures or repossessions reported within the last 12 months. Applicant must have no more than \$3000 reporting as delinquent for all credit lines (excluding medical bills) opened within the previous three years of application date and no outstanding Federal Tax Liens. Applicants must also have no unpaid balances owed to any utility providers. Credit scores will be reviewed as part of the screening process. Applicants with a score between 350 and 585, or with no established credit history, may be declined or required to obtain an approved guarantor. Applicants with a credit score of 585 or higher may satisfy the credit portion of the screening, provided none of the above conditions are present.							
CRIMINAL HISTORY	Felony crimes may be subject to automatic rejection if Applicant has been convicted, placed on probation or received deferred adjudication within the last eight (8) years. All (Felony or Misdemeanor) offenses on record will be examined for date of offense, severity of offense and any recurring patterns. We may require a Criminal Supplemental Form.							
GUARANTORS	If Applicant does not qualify on credit, income, or employment, we may allow Applicant to obtain a Guarantor. Guarantors will be subject to an application fee; only one Guarantor will be financially responsible for each apartment home/townhome. Guarantors must have verifiable net income of at least two and a half (2.5) times the market rent and must not owe more than \$750 in total reporting delinquent accounts, may not have outstanding Federal Tax Liens and may not owe money to any previous rental company, landlord and any utility providers. Credit scores will be reviewed as part of the screening process. Guarantor with a score between 350 and 599, or with no established credit history, may be declined. Guarantors with a credit score of 600 or higher may satisfy the credit portion of the screening, provided none of the above conditions are present.							
NUMBER OF OCCUPANTS	Not to exceed designated allowance per floor plan. An infant must be twelve (12) months or older to be considered an occupant for occupancy guidelines.  <table><tr><td>1 Bedroom</td><td>1 to 2 people</td></tr><tr><td>2 Bedroom</td><td>1 to 4 people</td></tr><tr><td>3 Bedroom</td><td>1 to 6 people</td></tr></table>		1 Bedroom	1 to 2 people	2 Bedroom	1 to 4 people	3 Bedroom	1 to 6 people
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APARTMENT AVAILABILITY	Apartments are leased on a first come, first served basis. The non-refundable application fee must be paid in order to secure an apartment/townhome. The rental application must be filled out completely upon submission and is due with all application fees, proof of income and current government-issued ID.							