

## Meadowbrook Landing

### Apartment Rental Qualification Criteria

To ensure a fair and consistent screening process, all applicants must meet the following requirements.

#### 1. Application Requirements

All applicants **18 years or older** must submit:

- Completed rental application
- Government-issued photo ID
- Consent for credit and background screening

#### 2. Income Requirements

- Combined **gross monthly household income must be at least 3× the monthly rent.**
- Income must be verifiable through documentation of at least two of the following :
  - Recent pay stubs (2–3)
  - Employment offer letter
  - Bank statements
  - Tax returns for self-employed applicants

#### 3. Credit History

Applicants must demonstrate **responsible credit history** and a credit score minimum of 650.

Credit reports will be evaluated for:

- On-time payment history
- Reasonable debt obligations
- No outstanding landlord collections

Applications may be denied for:

- Unpaid landlord debts
- Active bankruptcies
- Pattern of late payments

#### **4. Rental History**

Applicants should have **positive rental history**.

Applications may be denied for:

- Prior evictions
- Owing money to previous landlords
- Significant lease violations or property damage

#### **5. Background Screening**

A background check may be conducted.

Certain criminal histories that could pose a risk to residents or property may affect approval.

#### **6. Occupancy Limits**

Maximum occupancy is as follows:

**Two Bedroom two persons per bedroom.**

**Three Bedroom up to five persons.**

#### **7. Move-In Costs**

Approved applicants must pay required move-in costs before receiving keys. These may include:

- First month's rent
- Security deposit
- Any applicable fees

#### **8. Pets (If Applicable) – No pets Allowed**

#### **9. Equal Housing Opportunity**

All applicants will be screened according to the same criteria in compliance with the **Fair Housing Act**.