

## **Rental Criteria**

### **Criteria for approval:**

- Total net income for all applicants needs to be 2.5x the rent, based on net
- Criminal history. We look at each crime on a case-by-case basis and will evaluate the type of crime, the age and time since the offence
- Residential history. 5 years of history must be verifiable. No previous evictions, broken leases, notices to comply, or money owed to previous landlord
- Credit – If credit score is under 650, an additional deposit *may* be required. If credit score under 600, a cosigner *may* be required. Poor payment history, collections, and bankruptcies may be reason for denial
- Co-Signers *may* be allowed if there is insufficient residential history, poor or no credit, and/or insufficient income. Co-signer must have verifiable net income of 4x the rent, proof of home ownership, and a credit score of 670.

### **The following additional items may result in the denial of your application:**

- Incomplete, incorrect, misleading, and/or fraudulent information on the application.
- Assessment of the current residence inspection
- Adverse treatment of Wilson Estate employees during the application process

A copy of the full application process is available on our website, through our website, or is posted in our lobby.