



CREDIT CHECK POLICIES

EFFECTIVE JUNE 20, 2025

DENIAL:

Credit score under 550

\$5,000 or more in outstanding civil judgments and past due accounts

Any evictions within the last 7 years

APPROVED WITH GUARANTOR OR PREPAYMENT REQUIRED:

Credit score of 550 to 699 or credit score of NA

Total monthly income is less than three times monthly rent.

Outstanding civil judgments and past due accounts up to \$4,999

GUARANTOR GUIDELINES:

Guarantor must be a United States citizen and resident.

Guarantor required within 7 days of lease signing or prior to move in, whichever date comes first.

Guarantor may not be a co-tenant, except for a spouse who has been approved without a guarantor.
Proof of marriage required.

ADDITIONAL GUARANTOR GUIDELINES FOR PARK NORTH, FAIRVIEW, BENDER ROAD, ALLEN STREET AND FARM HOUSE PROPERTIES:

Guarantor must have a credit score of 700 or higher.

PREPAYMENT GUIDELINES:

In lieu of a Guarantor, all rent for the term of the Lease or Renewal must be paid in full prior to tenancy.