

Qualifying Standards

To qualify, we require that each applicant must be 18 years of age and meet certain criteria. Before submitting your rental application, we suggest that you review these requirements to determine if your qualifications fall within these guidelines. Please note that the term “applicant” provided below applies to all occupants to be identified on the lease agreement and the person or person(s) to be responsible for paying rent. In addition these are our current standards; nothing contained in these requirements shall constitute a guarantee or representation by the landlord prior to these requirements going into effect. Our ability to verify whether these requirements have been met is limited to the information we receive from the various credit reporting services used.

All prospective residents may be required to provide proof of the following standards to include, but not limited to:

OCCUPANCY GUIDELINES: We follow Fair Housing guidelines.

INCOME: Total monthly combined income must be at least two and a half (2.5) times the amount of the apartment monthly rental rate. If income requirements are not met, management may require the applicant to have a cosigner.

EMPLOYMENT: Prospective residents must have verifiable employment of at least six months, or verifiable source of income. If applicant is self-employed or receives money from non-employment sources, the applicant must provide a photocopy of a tax return from the previous year, or provide a financial statement, or photocopies of three most current bank statements.

IDENTIFICATION: All applicants must have a government-issued photo I.D. A social security number is required for all credit and background checks.

CREDIT: All information showing on the credit report is subject to verification, including previous address and place of employment. Some items looked at are: late payments, tax liens, charge offs, repossessions, judgements, and discharged bankruptcies. Any applicant with a bankruptcy within the last seven (7) years will automatically be denied.

Score Range	Comments
625 and up	If applicant meets income, has a clean criminal background, no prior evictions & meets above credit criteria = APPROVED
575 - 624	If applicant meets income, has a clean criminal background, no prior evictions and meets the above credit criteria = CO-SIGNER AND/OR INCREASED DEPOSIT AND/OR FIRST AND LAST MONTHS RENT.
500 - 574	If applicant meets income, has a clean criminal background, no prior evictions and meets the above credit criteria = CO-SIGNER AND INCREASED DEPOSIT REQUIRED.
499 or Below	AUTOMATIC DENIAL

CREDIT SCREENING CRITERIA

CRIMINAL HISTORY: A criminal history check will be done on all applicants over the age of 18. Residency may be denied due to criminal history. Please see the criminal background criteria below. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing at the Property have not been convicted of a felony or are subject to deferred adjudication involving use or possession of an illegal substance; there may be residents and occupants that have resided at the Property prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the credit reporting system.

RENTAL HISTORY: Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past 5 years. If you have no prior rental history, you may be asked to provide a qualified co-signer. The co-signer must fill out an Iron Eagle Property Management application, have good credit history and be willing to sign on the lease.

CO-SIGNER QUALIFYING STANDARDS:

INCOME: The co-signer's gross monthly income must total at least two and a half (2.5) times the sum of the monthly rental rate. Co-signer must have verifiable employment or verifiable source of income. If co-signer is self-employed or receives money from non-employment sources, the guarantor must provide a photocopy of a tax return from the previous year, or provide a financial statement verifying employment and income, or photocopies of the three most current bank statements. The co-signer must reside in the United States. FICO score no less than 675.

CRIMINAL BACKGROUND CRITERIA:

Disqualification from Residency for Lifetime

- First/Second Degree Murder
- Registered Sex Offender
- Arson
- Stalking
- Rape/Other Sex Crimes
- Terrorism
- Gang Involvement
- Destruction of Property
- Any crime involving or against children
- Any attempt to commit one of the above crimes
- Any conviction in another jurisdiction that would be a violation of the above crimes

Including but not limited to the above

Disqualification from Residency for 7 Years After the Completion of Sentence

- Any Felony Drug/Narcotic Conviction
- Second Degree Manslaughter
- Criminal Vehicular Homicide or Injury
- Simple/Aggravated Battery
- Obstruction of Justice
- False Imprisonment
- Felony Theft
- Felony Forgery
- Felony Burglary
- Prostitution
- Any Weapons Charge/Failure to Carry without a Permit
- Any conviction in another jurisdiction that would be a violation of the above crimes

PETS:

Please Consider the Following Breeds Unacceptable:

Pit Bull

Doberman

Rottweiler

Bullmastiff or Mastiff

“Wolf Dog” or “Wolf Hybrid”

Cane Corso

Any combination of these and/or any dog that has any of the above breed lineage

Pets must be at least 18 months of age, puppies/kittens will not be accepted

Babysitting or care taking of any other person(s) animals or pets is strictly prohibited

Including but not limited to the above.

