

# **RENTAL CRITERIA**

Village at the Foothills follows the listed criteria below when approving an applicant for an apartment.

## **Rental History:**

We require at least 12 months of verifiable and satisfactory rental history within the last three years. You cannot owe any other apartment community; all debt to them must be paid prior to moving in.

## **Employment:**

We require at least 12 months of verifiable, consecutive employment history. The applicant needs to provide documentation of savings, investments, or tax statements of earned income, if no verifiable employment history is available.

***The total household income needs to be at least 3 times the monthly rental amount.***

## **Criminal/Eviction:**

We complete a criminal search and an eviction search for Pima County or the most recent county the applicant lived in.

## **Credit Report:**

We run a credit report to verify payment history and mortgage payment history, if applicable. Credit needs to be satisfactory to be approved.

## **Additional Deposits:**

Conditional acceptance for additional deposits in lieu of certain criteria, if all other criteria required is satisfactory. Please see below:

- NO RENTAL HISTORY
  - Security deposit required, not to exceed one-months rent.
- NO EMPLOYMENT
  - Show Proof of Other Income
- NO CREDIT
  - All other qualifications must be met. Security deposit will be required, not to exceed one-months rent.

## **Application denial:**

We will deny any application due to:

- Applicant does not meet above listed criteria
- Applicant has had an eviction within the last 3 years
- Applicant owes another apartment community
- Applicant has been convicted of a felony
- Applicant has put false information on an application

Resident: \_\_\_\_\_

Date: \_\_\_\_\_