

INCOME/EMPLOYMENT REQUIREMENTS + VERIFICATION

Monthly gross income, on average, must equal two and one-half (2.5) times the monthly rent amount. Liquid Assets must be at least three (3) times the entire value of the lease agreement. All potential Leaseholders are required to provide proof of current employment or consistent income. If currently unemployed, applicants must provide evidence of consistent income, such as retirement benefits, etc. Supporting documentation and verification are mandatory for all sources of income. Potential Leaseholders must link directly to their employer, payroll provider, or their financial institution for automated verification as part of the application process. Additional verification required if only providing paystubs. If self-employed, the applicant(s) must provide access to their banking data or provide the previous year's tax return and three (3) most recent bank statements. If employment has not yet commenced, a letter of intent from the employer is required. Court-ordered support and other income sources require verification. If an applicant is unable to meet income requirements the application may be denied, or the applicant may be referred to a third-party guarantor service that may require a non-refundable fee to be paid directly to such service provider.