



Cosigner Policy Effective 2/9/17

Occupancy History - 24 months of rental/ownership history which includes a positive record of on time payments, lease/mortgage fulfillment, as well as no violations or damages.

Credit History - Applicants must have an acceptable credit score of 650 with no judgments, collections, or charges off accounts within the past 24 months. Credit history should positively reflect the applicant's ability and willingness to make payments as required by the lease.

Employment - Proof of stable and verifiable current employment must be provided. The amount of the monthly rent must not exceed 33% of the applicant's monthly income after cosigner's current rental/mortgage obligations are paid. Gross monthly income must be a minimum of four (4) times monthly rent in gross income. Acceptable forms of income verification may include pay stubs reflecting income for 2 months. For self-employed applicants, please provide 2 years of tax returns.

Criminal History – Applicant must not have been convicted of a felony or have a history of multiple misdemeanors.