

# Barber Companies

## APPLICANTS WILL BE EVALUATED ON THE FOLLOWING CRITERIA

- 1. INCOME:**  
Gross income per adult occupant must be three times minimum monthly rent. If not verifiable by an employer, Landlord will require bank statements of applicant from the previous 6 months or certification from applicant's bank that the account maintains a minimum average monthly balance of three times minimum monthly rent.
- 2. EMPLOYMENT:**  
A prospect must have verifiable current employment and six months employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided it can be verified.
- 3. CREDIT:**  
All applicants must provide a copy of a valid social security card, and any applicants not permitted to have a social security number must supply satisfactory alternative identification.<sup>1</sup> **A minimum credit score of 650 is required.** A credit report will be processed on each applicant. Applicants with negative credit information on more than 20% of current accounts will not meet Landlord's credit requirements.<sup>2</sup> Medical accounts will not be evaluated for credit purposes.
- 4. RESIDENCY/RENTAL HISTORY:**  
One year verifiable residency on current/previous address with at least 12 months rental or home ownership history. If rental history is from a private owner, a copy of the rental agreement **and** 12 of the most recent rent receipts payable to owner must be supplied.
- 5. BACKGROUND CHECK:**  
Landlord will procure a background check on all prospective residents who are 19 years or older.
- 6. AN APPLICANT MAY BE DENIED FOR ANY OF THE FOLLOWING REASONS (SUCH REASONS SHALL NOT BE CONSIDERED EXHAUSTIVE):**
  - a) Having unresolved debts to a current/previous landlord/mortgagor and/or non-compliance with any terms of the lease/contract and/or community policies.
  - b) Having been evicted or currently in the process of being evicted by a landlord for cause.
  - c) Suffering a foreclosure in the past 12 months.
  - d) Bankruptcy has been filed, or is currently under consideration, and no final order or discharge has been entered.
  - e) Evidence of prior conduct that indicates a demonstrable risk to resident safety and/or property.
  - f) Landlord's discovery that any information on the rental application is not true.
- 7. AGE:**  
Applicants must be at least **19** years of age.
- 8. OCCUPANCY:**  
The name of all persons nineteen (19) years of age and older who occupy any portion of the Premises must sign the Lease. Any person who visits, uses, or is otherwise present in or upon the Premises for more than fourteen (14) days shall be deemed an occupant of the Premises. The maximum number of occupants per apartment is 2 occupants per bedroom.

I /WE HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY/OUR APPLICATION WILL BE EVALUATED.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



<sup>1</sup> For example, a valid foreign passport and a 1-10 or J-1 Visa form and job offer letter.

<sup>2</sup> A "current account" is an account that is currently open or a closed account that has had activity within the past two years.