

MINIMUM QUALIFICATIONS FOR RENTAL

(Requirements apply to each occupant age 18 or older)

Required Documents

- Valid social security number.
- Proof of income:
 - Pay stubs covering four most recent weeks; or
 - Income tax return for most recent year if self-employed; or
 - An offer letter from a new employer.
- Valid photo ID issued by state or federal government agency.

Credit Requirements

- Credit score of 650 or greater, as determined by automated credit rating. (Limited or no credit history is not necessarily negative, and most applicants underestimate their credit scores.)
- No previous rent court or other collection activity.
- No criminal background.

Specific extenuating circumstances in credit and background must be explained in writing for manual review (additional application fee will apply).

Income Requirements

- Credit score above 750 -- monthly gross (pre-tax) income must be at least **2.5 times** the monthly rent. Example: for rent of \$800 per month, total monthly income must be at least \$2,000 ($\800×2.5), or \$24,000 annually.
- Credit score between 650 and 750 -- monthly gross (pre-tax) income must be at least **3.0 times** the monthly rent. Example: for rent of \$800 per month, total monthly income must be at least \$2,400 ($\800×3.0), or \$28,800 annually.

Income requirement applies to primary employment. Waivers for income from research fellowships, grants or internships may be available; please inquire. Roommates may apply together to reduce housing expenses, but income requirement will be waived for only one roommate. **Third-party payors, co-signers or guarantors cannot be substituted for the applicant.**

NOTE: These are minimum requirements only, and do not guarantee approval.

