

# Smallwood Plaza Guaranty Selection Criteria

We appreciate your interest in guaranteeing a lease at Smallwood Plaza. In order to approve your application we have guidelines that help us process and determine approval. All of the information requested is very important and required to process your application, so please read through the qualifications and if you have any questions, please do not hesitate to ask!

## CRITERIA:

- Six months of verifiable employment with 3 prior pay statements showing gross monthly income equal to three times the rental amount of the apartment home desired.
- Satisfactory Credit Rating. The following items are not considered during review:
  - o Medical Bills
  - o Student Loans
  - o Bankruptcy that is discharged
- Satisfactory Rental/Mortgage Verification from prior landlords/lender. This includes lease violation and payment history.
- No Criminal History

## OTHER INFORMATION:

- All applicants must be 18 years of age
- Photo ID from all persons submitting a request to guarantee a lease agreement.
- There is a \$50.00 application fee that must be paid in order for us to process your application.

I agree to the above terms of this rental review process. Upon completion of this process, I will be notified if for some reason my application is not approved. I agree that all information on my application is true to the best of my knowledge and that any false information given will be reason to deny my application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date