

**The LINQ Lofts + Flats**  
**Residential Qualification Criteria - Market**  
December 2016

**Rental History:** 12 months valid, verifiable rental history  
*Valid rental history is a written lease or month-to-month agreement.  
If rental history is less than 12 months then an increased deposit -OR- cosigner may be requested. In addition, 2 late payments and/or NSF checks within a 12-month rental period may require an increased deposit or cosigner.  
Final recommendation will also be dependant on credit history, income and employment.*

**Credit History:** At least 2 favorable accounts established for 1 year in good standing  
*Derogatory credit (excluding medical debt) in excess of \$500 may require an increased deposit -OR- cosigner.  
Final recommendation will also be dependant on income, rental & employment history.*

**Employment:** 6 months with current (local) employer or previous employment in same field of work  
*Final recommendation will also be dependant on rental & credit history and income*

**Income:** Verifiable monthly income (from local employer or verifiable source) must be equal to at least 2.5 times the rental amount.  
*Income that is 2 – 2.49 times the rental amount may require and increased deposit or cosigner  
Income that is less than 2 times the rental amount may require a cosigner  
Final recommendation will also be dependant on rental, credit & employment history.*

**SECTION 8 APPLICANT CRITERIA:**

All Section 8 applicants are required to meet the same criteria standards, with the exception that the applicant only needs to meet income requirements for their portion of the rent.

**COSIGNER QUALIFICATION CRITERIA:**

A cosigner will be APPROVED if all the qualification below is met, if the cosigner does not meet any 1 of the following criteria then the cosigner will not qualify.

RENTAL HISTORY: 1 year of valid and verifiable rental or mortgage history with no late payments  
CREDIT HISTORY: At least 4 accounts in good standing for 1 year with less than \$100 in derogatory credit  
Open or discharged bankruptcy will result in denial  
EMPLOYMENT: 12 months with current employer or previous employment in same field of work  
INCOME: 4 times the rental amount of the unit in verifiable, garnishable income

**GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:**

Verified unpaid eviction showing on credit report or confirmed with landlord.  
Unpaid rental collection verified on credit report  
Unpaid balance owing to landlord  
3 or more late payments and/or NSF checks and/or noise complaints within a 12 month rental period.  
Open (non-discharged) bankruptcy (discharged bankruptcy may require an increased deposit or cosigner)  
Unverifiable social security number  
Falsification of rental application  
Breaking lease agreement that will result in collection filing

Verified name and date of birth match of criminal conviction as follows:

Murder (1 <sup>st</sup> and 2 <sup>nd</sup> degree)	Kidnapping (All counts)
Manslaughter (1st degree)	Theft (1st & 2nd degree)
Assault 1st, 2nd & 3rd degree)	Burglary (1st, 2nd degree & vehicle prowling 1st degree)
Robbery (1st & 2nd degree)	Malicious Mischief (1st degree)
Rape (All counts)	Arson (1st, 2nd degree & Reckless Burning 1st degree)
Child molestation (All counts)	Delivery or Sale of illegal drugs (All counts)
Rape of a child (All counts)	Possession with intent to Deliver (All counts)
Outstanding criminal warrant	Any Terror Related Activity

Any criminal conviction which results in a registered sex offender requirement and/or any sex offender registry requirement.

A criminal records search will be performed for felony and misdemeanor offenses. All felony and misdemeanor offenses must be disclosed on the rental application.

Valid photo identification will be required of all applicants.