

# Multifamily Rental Criteria

- effective 5.26.2017



## Credit

**560** min FICO score  
**2.5x** income vs rent

If you and /or a roommate or joint tenant have disqualifying credit history; a co-signer and 2x security deposit may be used to qualify. Income other than employment must be documented to be considered

## Rental Reference

**≥1** year history  
**\$0** housing debt  
**No** evictions  
**++** landlord reference

Where rental or mortgage history is less than one year, a co-signer will be required. Negative landlord references, whether current or past, may disqualify an applicant. Late payment history will require a co-signer and a 2x-deposit. Grievous lease violations will disqualify the applicant(s).

## Employment

**2** latest pay stubs  
**2** yrs tax returns  
(self-employed)

Full-time Students without employment or insufficient income may use a co-signer to qualify. If disqualifying credit and/or rental history (duration only) is also present, 2x security deposit will also be required.

## Criminal

**10 yrs** no felonies  
**5 yrs** no misdemeanors  
**0** disqualifying crimes

Applicant(s) will be denied if they have been convicted, pled guilty or no contest. Any felony related to murder, arson, drug manufacturing, kidnapping, or ANY sex crime, regardless of the time frame, will cause an immediate denial. Traffic misdemeanors are exempt. Pending charges will suspend the application process.

## Co-Signers

**700** min FICO score  
**All** other criteria as well

Co-signers must apply, pay the applicable non-refundable screening fee. Co-Signers must sign an addendum to the rental/lease agreement acknowledging their fiscal responsibilities. Co-signers DO NOT have right of possession.

## Applications

**Online** [4elementspm.com](http://4elementspm.com)

Application Fees are non-refundable. All prospective tenants over age 18 must apply. Upon approval, an "agreement to execute" must be signed along with payment in full of the security deposit. Required documents, including copies of all applicants state-issued ID, must be attached during the application process. Applications are not considered complete until all required documentation is supplied.