COLLEGE SQUARE
TOWNHOME APARTMENTS

SELECTION CRITERIA

The selection criteria listed below explains College Square Apartment's policy regarding standards that must be met to reside in one of our apartment homes. College Square adheres to all Federal, State, and Local fair housing laws which forbid discrimination against any person because of race, color, elderliness, religion, sex, handicap, familial status, or national origins.

The following are categories and requirements that a person or family must meet to reside at College Square Apartments:

Present and Past Credit Report: Any application may be denied by any one (1) of the following:

a. One Judgment not remedied.
b. One credit obligation which is two or more months delinquent.
c. One personal bankruptcy within past three years.
d. One foreclosure of real estate.
e. One repossession of material or personal property.
f. One suit not remedied or suit pending.
g. Debt to income ratio exceeds acceptable level.
h. Adverse credit rating on majority of trade lines.

Present and Past Rental History: Any application may be denied for any one (1) of the following:

a. One History of having "skipped" or having been evicted from previous housing.
b. Three or more late payments of rent within a twelve (12) month period.
c. A landlord reference returned wherein the management has signed that the applicant was in violation of the lease

Current Income

Any pre-applicant may be denied if their gross monthly income, less garnishments or other deductions, does not equal two and a half (2.5) times the monthly rent on the unit selected. Roommates must qualify independently except that one roommate may be accepted if monthly income equals two and a half (2.5) times the monthly rent providing other roommate has income that equals two and a half (2.5) times the monthly rent on the unit selected. Employment and income must be verifiable and indicative of stability.

- The absence of a credit file shall NOT adversely affect the applicant.

Qualifications for Residency

a. Applicants must have verifiable employment and meet income requirements as specified in Selection Criteria.
b. Applicants must have satisfactory rental history as specified in Selection Criteria.
c. Applicants must have satisfactory retail credit history as specified in Selection Criteria.
d. Applicants must be eighteen years of age or older or emancipated.
e. Applicant must present photo identification.
f. All persons eighteen years of age or older must be specified on the lease and unless they are the spouse or legal dependent of a qualified applicant, they must meet qualifications for residency and Selection Criteria.