AMC Applicant Rental Criteria & Requirements

All rental negotiations will be conducted in English. If you do not speak English, please bring an interpreter over 18 years of age to assist you when viewing apartments or signing any paperwork.

□ **Occupancy**

Occupancy standards are 2 people per bedroom +1 additional person. (Ex: 1 bedroom = max 3 people)

□ **Rental Requirements**

Applicants must have positive and verifiable past tenancy history. If no past verifiable tenancy, an increased deposit of $1000 and/or Guarantor will be required. Verbal agreements and/or renting from family or friends will not be considered verifiable rental history. Rental payment paid late to a previous landlord more than 4 times during a 12-month period may result in denial. Applicants must have no history of unlawful detainer judgments against them, or it will result in denial, unless otherwise protected by law. Applicants with a history of causing excessive damage to a property, in excess of ordinary wear and tear, or any history of nuisance-related activity or activity that unreasonably interfered with the quiet enjoyment of another resident will result in application denial.

□ **Employment/Income Requirements**

Applicants must show an income of 2.5 times the amount of monthly rent. We will accept all income which is lawful, verifiable, paid to an applicant, a representative of an applicant, or on behalf of an applicant (including federal/state/local public assistance or housing subsidies, including but not limited to Section 8 and VASH). We will require written proof that all income is lawful, verifiable, paid to an applicant, a representative of an applicant, or on behalf of an applicant as mentioned above. Acceptable forms of income include, but are not limited to, employment income, savings/bank account assets, retirement/trust accounts, social security/disability/welfare/other government payments, investment income, student loan/grant awards, child/spousal support, Section 8/VASH/other public assistance or rental subsidies, or any other income which is lawful and verifiable. Applicants with Federal, State, local or VASH assistance (or other federal/state/local public assistance or rental subsidies) will be income evaluated based only on the applicant's share of the stated monthly rent, rather than the entire rental amount.

□ **Credit Criteria**

Applicants must have positive and verifiable credit history. Applicants with no established credit, or established credit is less than three years old, an increased deposit of a minimum of one month's rent and/or Guarantor will be required. If a Guarantor is required, but the Guarantor does not qualify, this will result in denial. No credit history may result in denial.

Bankruptcies:

- The bankruptcy must be discharged for a minimum of 12 months, or the application will be denied.
- If positive credit or no credit has been established since the bankruptcy discharge, an increased deposit of one month's rent and/or a Guarantor will be required.
- If negative credit has been established since the discharge, the application will be denied.

□ **Criminal Check**

Applicants with a criminal history that indicates a conviction for crimes against persons or property may result in denial of the application. If an applicant has a prior criminal conviction, an individual assessment will be made to determine the factual accuracy of the incident, the type of conviction, how long ago the conviction occurred, and the applicant's tenancy record since the conviction. The safety of the community and its residents is the intent of this assessment.

Any application that does not meet the minimum requirements for 'approval' may be eligible for a 'conditional approval' with an increased deposit of a minimum of $1000 and/or a Guarantor.

□ **Guarantors**

If a Guarantor is required, they will need to meet the Applicant Rental Criteria & Requirements and have a gross monthly income of 2.5 times the amount of the Applicant's rent plus the Guarantor's rent or mortgage combined to be approved.

EX: Rent for apartment $1500 + Guarantor's rent/mortgage payment $2500 = $4000 $4000 x 2.5 = $10000 monthly gross income required for Guarantor to qualify.