

Village at Stratford
RESIDENT QUALIFICATION GUIDELINES

Applicant(s) _____ Points Required: 13 for Applicant
_____ 18 for Co-signer

Address: 12831 North Stratford Dr. # _____
Oklahoma City, OK 73120 Points Scored: _____

Move-IN Date: _____

Leasing Consultant: _____

Manager: _____

Mortgage

- Must be verified via credit report, written documentation from mortgage co. or verification from County Treasurer’s Office.

Automatic Rejection

- All tax liens; rental housing debt or utility debt; eviction or foreclosure, un-discharged bankruptcies, felonies, involuntary repossession: or Telecheck Code 4.
- Landlord reference “Would not relet due to lease violation.”

Execeptions

- 2 roommates: each must qualify 75% of rental rate
- 3 or more roommates: each must qualify 50% of rental rate.
- If a co-signer is not available and no “Automatic Rejections” are applicable, applicant may prepay entire lease in lieu of scoring thirteen points.

Co-Signer

- Applicant must have at least 6 points to qualify for a co-signer; The co-signer must meet overall qualifications and score 18 points.

MINIMUM AGE TO LEASE IS 18 YEARS OLD

Occupancy requirements of this community cannot exceed as follows:

1 bedroom.....2 occupants
2 bedroom.....4 occupants
3 bedroom.....6 occupants

<u>CREDIT HISTORY</u>	<u>POINTS</u>	<u>RENTAL HISTORY</u>	<u>POINTS</u>
0-10% Negative Credit	5	3 or more years	5
11-25% Negative Credit	3	2 years or more	4
No Credit or 26%-50% Negative Credit	2	1 year or more	3
Over 50% Negative	0	1 st time renter or less than 1 year	2
	Total _____		Total _____

<u>Employment History</u>	<u>POINTS</u>	<u>RENT/EARNINGS RATIO</u>	<u>POINTS</u>
Retired (must provide payment ability documents)	5	5.0 x Rent	6
		4.0 x Rent	5
No Employment (must provide proof of 12 months rent in verifiable bank account.)	5	3.5 x Rent	4
		3.0 x Rent	3
3 years or more	5	2.99 or less	Co-Signer Required
2-3 years	4		
1-2 years	3		
Under 1 year	2		
	Total _____		Total _____

THIS IS AN EQUAL OPPORTUNITY COMMUNITY

Applicant Signature
- sign here only -

Applicant Signature