Cypress View Villas Apartments

Name: Apartment:

12 Point Criteria QUALIFYING RENTAL CRITERIA & OCCUPANCY STANDARDS EFFECTIVE - August 15, 2017

			ousing Act, as	s amended, prohibiting discr palification standards will be				
RENT WISE		Excludes student loans, tax liens or medical			POINT VALUE	POINTS HH1	EARNED HH2	
HH Member #1		-		799+	4			
HH Member #2	3							
	2							
	1							
	Denied							
JOB STABILITY (consecutive)					POINT VALUE	POINT VALUE POINTS EARNED		
	4							
				4 to 5 years 2 to 3 years	3			
	2							
	1							
	4							
	0							
RENTAL	HISTORY	(consecutive)			POINT VALUE	POINTS	EARNED	
				4 years and more	5			
				3 years	4			
13 months to 2 years					3			
6 months to 12 months First time renter					0			
Rental History-lease violations, eviction/judgment/move-out owing money.					Reject			
Mortgage-must be verifiable via credit report or written documentation.					5			
	Wortgage-II	idst be verillable v	ia credit repo	it of writter documentation.	3			
RENT/EARNINGS RATIO					POINT VALUE	POINTS EARNED		
Gross monthly income must be at least 2.5 times the resident's rental portion.					6			
Less than 2.5 times.					0			
					TOTAL			
ROOMMATES - must qualify individually in all areas except income. Each roommate must qualify for his or her percentage of the rent amount unless it is agreed within the lease that one or more roommates will guarantee the lease. Applicant's gross yearly income must not exceed the following:								
# of HH	1	2	3	4	5	(ô	
Initial Cert 30%								
Initial Cert 40%						1		
Initial Cert 50%	0	A-1-	000	4.5.5.	A.	*	740	
Initial Cert 60%	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,	740	
	wed to be charg	ged:	1	1		7		
2 Bedroom 30%		3 Bedroom 30%		4 Bedroom 30%				
2 Bedroom 40%		3 Bedroom 40%		4 Bedroom 40%				
2 Bedroom 50%	\$675	3 Bedroom 50%	\$771	4 Bedroom 50%	\$849			
2 Bedroom 60%		3 Bedroom 60%		4 Bedroom 60%				
			DDDOVA	CDITEDIA				
APPROVAL CRITERIA								
12 + Points ACCEPTED - Does not guarantee approval, must pass rental criteria.								
10 to 11 points Will Require Supervisor Approval, Additional Deposit Does Not Guarantee Approval.								
9 points or below DENIED								
I have read and understand the Resident Selection Policy and Qualifying Rental Criteria.								
Resident Signature		Date		Resident Signature		Date		

Supervisor Signature

Date

Date

Staff Signature