

Qualification Guidelines and Rental Criteria

We are delighted you are interested in leasing a home at The Gregory. Below we have listed the criteria for qualifying as a resident. To be considered for approval, all persons over the age of 18 must fully complete a separate rental application. Any omissions, errors, or falsification may result in denial of an application or terminate the right to occupy the apartment. All applications are subject to approval through an outside application agency. Approval/denial is based on a review of the following criteria.

Income/Employment:

Gross income must be approximately three (3) times the monthly rent. Proof of income and all sources of income must be verifiable. Employment must reflect at least twelve (12) months of employment history. If self-employed, tax returns for trails three (3) year period must be provided. Guarantors may be used if a prospective resident fails to meet the income/employment standards or is a full-time student (enrollment documentation must be provided). The guarantor must meet all qualifying criteria, in addition to approximately six (6) times the monthly rent.

Rental Verification:

Former landlords will be contacted for rental verification. Any applicant that is a first-time renter, has an eviction or owes monies to another property(s) or management company may result in approval with additional conditions or denial.

Applicant Screening:

The Signorelli Company evaluates each person applying for occupancy for approval through a third-party applicant screening agency. Approvals of all applicants are based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine the overall rental decision. Other factors may impact the overall rental decision of an applicant including criminal background checks, rental history as well as other indicators.

Criminal Background: The Signorelli Company conducts a criminal background search on each person(s) over the age of 18 applying to its communities. It is possible your application may be denied due to criminal convictions or charges. Applicants with a non-violent felony or felonies that have occurred in the past seven (7) years will not be accepted.

I HAVE READ AND ACCEPT THE ABOVE QUALIFICATIONS. I FULLY UNDERSTAND THAT MY DEPOSIT MAY NOT BE REFUNDED IF I HAVE FALSIFIED ANY INFORMATION ON THE APPLICATION OR IF I CHANGE MY MIND ABOUT RENTING THE APARTMENT AFTER I HAVE BEEN APPROVED.