

### GUIDELINES FOR AN APPROVED APPLICATION

Applicants: Please review *before* submitting your application



#### MONTHLY INCOME = 3X THE MONTHLY RENT

One month's worth of most recent paystubs must show that the combined household income is equal to or greater than 3x the monthly rent. For example - if the rent for the property you are applying for is \$1,500; the combined household income must be at least \$54,000 a year to qualify, or \$1,500 monthly rent x 12 months x 3 = \$54,000



#### ON-TIME RENTAL/MORTGAGE PAYMENT HISTORY

Proof that all rent or mortgage payments over the past two years were paid on-time. No late rent or mortgage payments, partial payments, unlawful detainers, etc.



#### ACCEPTABLE CREDIT HISTORY

- Average credit score *of all applicants* must be 600 or above
- Proof that all credit accounts over the past year have been paid on-time  
No late payments on auto loans, personal loans, credit cards, etc.
- Frozen credit? If so, please unfreeze before applying



#### MINIMAL CRIMINAL HISTORY

- **CONVICTIONS:** No felonies in the past 10 years, and no violent or sexual convictions in the past 15 years
- No arrests, or currently awaiting trial



#### AUTOMATIC DECLINE WILL HAPPEN IF YOU HAVE ANY OF THE FOLLOWING:

- False information or documentation
- Currently late on rent or mortgage payments, or have multiple late payments in the last two years
- Credit score below 530
- Unlawful Detainer hearing scheduled, or one filed in the last two years
- Undischarged bankruptcy
- Unacceptable criminal history



#### SELF EMPLOYED?

We require applicants show:

- Proof of income with the previous year's filed tax returns, W-2 or 1099
- Most recent year's worth of bank statements OR a letter from a professional accountant (on letterhead and signed with contact information included) detailing the applicant's income

**NO EXCEPTIONS WILL BE MADE**

**THANK YOU FOR CHOOSING BLACKWELL, WE LOOK FORWARD TO WORKING WITH YOU!**