

## APPLICATION REQUIREMENTS

### APPLICATION

Each adult over the age of 18 must complete a rental application in full.

### FEE

Pay a non-refundable application fee.

### IDENTIFICATION

Submit a government-issued photo ID.

### INCOME

Submit a paystub or proof of income source.

- Rent may not exceed 50% of total net "take home pay" monthly income, or a cosigner will be required.

### CREDIT CRITERIA

Have a credit score of 600+.

- If unable to obtain a cosigner due to a credit score below 600, 12 Twelve will accept the application with a qualifying cosigner or a rent premium of 25% to waive a cosigner (ask for details).
- A "zero" credit score will be approved as long as there are no outstanding balances or collection accounts on the credit report.

### RENTAL HISTORY

Have a positive rental reference.

### BACKGROUND CHECK

Pass a criminal background check.

- No felonies. Only minor misdemeanors with management's approval.

### Reasons for Denial:

- False or misleading information on application
- Negative credit report below 600 and unable to obtain a cosigner
- Outstanding balance with a landlord or utility company
- Negative rental reference
- Unable to pass a criminal background check
- Does not meet our income criteria and is unable to obtain a cosigner

### COSIGNERS

Must submit a photo ID, and have a 600+ credit score and a source of income to qualify. A "zero" credit score will be approved as long as there are no outstanding balances or collection accounts.