

# Wellington Advisors, LLC

## Rental Qualification Requirements

- Good Credit (Verified on Co-Signer or Applicant if Applicable)
  - Verifiable Social Security Number
  - “Good” Defined as no more than 20% negative standing accounts; no pending tax/state liens; no prior foreclosures; a positive mortgage or rental history is required.
  - All outstanding balances to other apartment communities as a public record must be satisfied prior to approval.
- Verifiable Employment and Salary Requirements
  - Each individual lease holder must make three times the monthly rent.
  - Co-Signer’s are permitted and must sign the ‘Parental Guarantee’.
  - If Self-Employed, Retired, or Salary can not be verified we must receive the following:
    - A copy of the most current signed tax return and W-2, 1099, Schedule C or F
    - Bank statements for the preceding six months in entirety
- Criminal Reports (Verified on applicant/resident)
  - No Felonies on record
  - No drug related or burglary misdemeanors will be accepted
- Verifiable, Good Rental Reference (at least one year of history)
  - No money owed, no damages, satisfactory payment history
  - No evictions; Foreclosures
  - Proper Notice to Vacate Given; All Lease obligations fulfilled

A final decision will be made based on all of the collected information.

The undersigned acknowledges that The Village of Meadowview may verify any and all of the above, including but not limited to credit history and criminal background information.

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Applicant’s Signature/Date

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Co-Signer/or Co-Applicants Signature/Date