

Stratford Chase

Applicant Guidelines

The guidelines listed below are to help clarify the qualifications needed for leasing an apartment at Stratford Chase. A credit report and criminal report are done on each and every applicant.

- You must gross at least 3 times the monthly rent. Leaseholders may combine your income if married. You may also combine your income with your roommate if one of you has a gross income of at least \$2,500 per month.
- You must have a steady work history. If you are just starting a new job or employment is less than six months, we need a letter on company letterhead with stating start date, salary, your position, and supervisor's name.
- You must provide management with your 2 most paystubs. For anyone who is self-employed, we need a copy of last year's tax returns.
- You must have good present and previous rental history.
- If any of the following are applicable to you, you must disclose them on the Application Fee Receipt prior to credit check. Failure to disclose any of these items below will result in your denial and loss of your application fee.

1. Evictions in the past three years (even if the eviction was dismissed)

2. Collections to apartment communities in the past five years (paid or unpaid)

3. Collections to American Electric Power or Columbia Gas that are unpaid

4. Bankruptcy, repossessions, or foreclosures in the past five years

5. Any arrest for a crime against persons or property, any felony arrest, or any drug related arrest. Please note that we are asking for arrest, not conviction! You must disclose an arrest for crimes against persons or property, any felony arrest, or any drug related arrest even if the charges were dismissed and/or you were not convicted.

Disclosure of the above items does not guarantee your approval. Each application will be looked at individually and approval will be at management's discretion.