



Rental Policies

April 1, 2021

Based on availability of specific apartments.

Must be at least 19 years old – This is the age of consent to sign a contract in the state of Alabama.

Monthly Rent Ratio - Should not exceed 33 percent of gross monthly income. Allowances from parents, scholarships, student subsidies and/or inconsistent income such as alimony, commissions or tips will require written verification.

Application - To be completed by each applicant, adult resident or occupant without omissions or falsifications and must be signed.

Credit Check - A complete check of credit history will be made. No bankruptcies within the last two calendar years. Satisfactory credit bureau rating of at least 640. No evictions in the past five years. Medical debts will be considered separately. If more than 30% percent of accounts are currently delinquent, applicant may be disqualified.

Residence - Current and previous residences must report prompt payment record and sufficient notice given. Applicant should provide accurate landlord contact information. Falsification of landlord information will disqualify applicant.

Employment - Applicant should provide check stubs or W-2s showing stable employment and income verification for at least the most recent three-month period.

Criminal Check – Applicants with any felony or criminal history involving violence against another person or property damage may be disqualified.