

AXIS Rental Guidelines

The following standards are used as a benchmark to evaluate your application for tenancy. You must meet the following standards, or specific exception proposal, to qualify as a resident in our community. Applicants are evaluated on the same standard:

- 1 \$50 Non-Refundable Application Fee:** Each applicant/co-signer/resident is required to complete and submit an application. Fee covers 1 application. Co-signers will be evaluated by the same rental criteria.
- 2 Identification:** Valid Social Security Number (SSN) and photo ID.
All prospective applicants over the age of 18 must provide a valid Social Security Number (SSN) and photo ID. Acceptable photo identification includes driver licenses, passports, or other government issued ID.
- 3 Employment and Income Requirements:** Two (2) years of verified employment and gross income equal to three times rent. Current income and/or source of income (identified to satisfy the lease obligation) will be verified.
 - Verbal verification of current employment
 - Evidence of income (two most recent pay stubs or two years of tax returns or six months of bank statements)
- 4 Rental History:** Two (2) years positively verified and no previous evictions.
Applicants are asked to provide landlord/property name, address, telephone, contact information, and dates of occupancy for at least 2 years prior to the date of this application. Prior negative rental history (any evictions/legal filings, untimely rental payment pattern, nuisance complaints, or deficiency balances) may be a factor of automatic application denial. Financial risk adjustment may be offered for condition of approval.
- 5 Personal References:** Personal references are an important factor of the approval process.
- 6 Credit History:** 620 minimum credit score with no prior bankruptcy.
All applicants are required to authorize a review of credit history from national credit repositories through LeasingDesk. Your Risk Score will be used as the initial evaluation of risk. Fraudulent use of another individual's Social Security Number (SSN) may result in immediate disqualification.
- 7 Criminal History:** No prior felonies.
Your application may be rejected if you have been convicted, or fail to disclose that you have been charged with a felony.
- 8 Maximum Occupancy Guideline:** Two (2) persons per bedroom.
- 9 Pets:** Approved service animals will be accepted with proper documentation; pets may be allowed on a case by case basis with both AXIS and individual property owners' prior consent. Violation of this policy is an immediate breach of contract.