

RENTAL CRITERIA

Edgewood Apartments follows the listed criteria below when approving an applicant for an apartment.

1. **Rental History:** We require at least 12 months of verifiable and satisfactory rental history within the last three years. You cannot owe any other apartment community; all debt to them must be paid prior to moving in.

2. **Employment:** We require at least 12 months of verifiable, consecutive employment history. The applicant needs to provide documentation of savings, investments, or tax statements of earned income, if no verifiable employment history is available.

The total household income needs to be at least 3 times the monthly rental amount.

3. **Criminal/Eviction:** We complete a nationwide criminal and eviction search. We comply with the AMA and TPD Crime Free Housing Program guidelines.

4. **Credit Report:** We run a credit report to verify payment history and mortgage payment history, if applicable. Credit needs to be satisfactory to be approved.

5. **Additional Deposits:** Conditional acceptance for additional deposits in lieu of certain criteria, if all other criteria required is satisfactory. Please see below:

NO RENTAL HISTORY

MUST MEET SURE DEPOSIT GUIDELINES

NO EMPLOYMENT

MUST MEET SURE DEPOSIT GUIDELINES

NO CREDIT

MUST MEET SURE DEPOSIT GUIDELINES

Application denial:

***Applicant does not meet above criteria**

***Applicant has had a eviction on record.**

***Applicant has had a bankruptcy that has not been discharged.**

***Applicant owes another apartment community.**

***Applicant has been convicted of a felony, drug related crimes or any crime against another.**

***Applicant has put false information on an application.**