

Rental Criteria for Conditional Acceptance with Bond Via The Guarantors

Applicants who do not meet standard leasing criteria may be eligible for further review and potential approval through The Guarantors under the following conditions:

Eligibility Criteria

An application may be submitted to The Guarantors if one or more of the following conditions apply:

1. Credit Score Between 600–619

- At least one applicant has a credit score between 600 and 619.
- *Household income exceeds three (3) times the monthly rent*

2. Mixed Credit Scores with High Income

- One applicant has a credit score exceeding 690.
- At least one other applicant falls below the standard credit threshold.
- Household income exceeds three (3) times the monthly rent.
- Note: Applications are not eligible if ALL leaseholders have a credit score below 600.

3. No or Limited Credit History (Alternative to Cosigner with 690+ credit score)

- Applicant has:
 - No credit score, or
 - Only one trade line, or
 - No FICO score or "No Hit" with no collection items.
- Must meet the income requirement of three (3) times the monthly rent.

4. Income Slightly Below Threshold

- Household income is within 10% of the required three (3) times the monthly rental rate.
 - All applicant(s) must meet credit (620+) and rental history requirements.
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Bond and Lease Requirements

- Security Deposit: A refundable \$350 security deposit is due to the property at move-in.
- Administrative fee: \$200 non- refundable fee is due to the property at move in.
- Surety Bond:
 - Issued by The Guarantors.
 - Covers up to four (4) months' rent and one (1) month's rent as security deposit.
 - Pricing and approval decisions are determined solely by The Guarantors.
- Lease Execution:
 - A lease will not be executed until the property receives a copy of the bond.