

**VIRIDIAN
APPLICATION CRITERIA**

A rental application must be processed on all prospective residents 18 years of age or older and a non-refundable application fee of \$30.00 paid for each applicant. When submitting your application, please bring the following items with you: Two (2) most current pay-stubs or valid proof of income for the current past month. If you do not provide us with the requested documentation, your application will be denied. **All approved Applicants are required to obtain and show proof of valid Renters Insurance for this residence upon move in.**

All applicants will be approved on the following criteria:

1. **INCOME:**

Gross income per loft must be two times the amount of rent. If not verifiable by employer (1 full month of paycheck stubs), we require the past 3 months of bank statements or certification from bank that the account maintains a minimum average monthly balance of three times the rental amount. Offer letter of employment may also be submitted.

We do not accept tax returns as proof of income.

2. **EMPLOYMENT:**

An applicant must have verifiable current employment and 6 months employment history or a verifiable source of income.

3. **RESIDENCY / RENTAL HISTORY:**

Two years verifiable residency on current/previous address with at least 12 month's rental or home ownership history.

4. **CREDIT:**

A credit report will be processed on each applicant and a credit scoring system will be used to determine approval utilizing information such as credit history, number and types of accounts, late payments, collection accounts, and outstanding debt. Additional security deposit may be required depending on the credit score. **Co-signers will not be allowed for derogatory credit score.**

5. **AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:**

- a. Having unresolved debts to a current/previous landlord/mortgagor and/or non-compliance with any terms of the lease contract and/or community policies.
- b. Having been evicted or currently in the process of being evicted by a landlord for cause.
- c. Having a foreclosure in the past 12 months.
- d. Bankruptcy has been filed, or is currently under consideration, and no final order of discharge has been entered.
- e. Any information on the rental application is not true.
- f. A thorough Background Check will be conducted. Any misdemeanor and/or felony convictions for other than traffic violations will result in your application being denied.
- g. Derogatory Credit Score

6. **AGE:** Applicants must be at least 18 years of age.

7. **OCCUPANCY:** Maximum number occupants per Loft:

Studio Loft: 2

One Bedroom Loft: 3

Two Bedroom Loft: 5

8. **IF A PROSPECTIVE RESIDENT FAILS TO MEET ALL OF THE CRITERIA LISTED IN ITEMS 1 THROUGH 3, THE FOLLOWING OPTIONS MAY BE AVAILABLE:**

- a. A guarantor may be used. **Guarantor must have U.S. residency.** The guarantor must complete an application, pay the application fee, meet all criteria and must sign all required paper work and have it notarized before the resident moves in.
- b. Additional security deposit equal to one month's rent will be required.
- c. Co-signers must make at least 4 times the monthly rental amount. You can still be denied with a co-signer if the combined credit scoring does not meet the criteria.

I hereby consent to allow Interwest Capital Corporation, as Property Manager for VIRIDIAN SD Partners, LP through its designated representative and its employees, to obtain and verify my credit information for the purpose of determining whether or not to lease me an apartment. I understand that should I lease an apartment, Interwest Capital Corporation shall have a continuing right to review my credit information, rental application, criminal information, payment history and occupancy history for account review purposes.

Please sign that you have received a copy of this form and understand the criteria from which your application will be approved.

Applicant: _____ Date: _____

Owner/Agent: _____ Date: _____