

INCOME REQUIREMENTS FOR RESIDENCY

- **If you are currently employed, we will accept one of the following as proof of income:**
 - o The last two current and consecutive pay stubs from your current employer.
 - o In the case of a recent job change (fewer than two pay stubs), last year's W-2(s) plus the most recent pay stub from current employer will be accepted.
 - o If applicable, you may provide an order of alimony or child support. If no order exists, but alimony or child support is collected, three months' most recent consecutive bank statements (or check copies) showing regular deposits of alimony, or child support can be provided.
 - o Irregular additional income that does not appear on your pay stub, such as gratuities, commissions, etc., may be counted only with verifiable documentation (i.e., tax returns).
 - o A letter, fax, or email statement from your employer is NOT an acceptable verification of income.
- **If you are self-employed, we will accept one of the following as proof of income:**
 - o A financial statement signed and notarized by a CPA verifying your current income.
 - o The last three current and consecutive bank statements showing liquid assets totaling at least three times the net effective monthly rent for the entire lease term.
 - o Previous two years' tax returns either signed by a CPA or notarized.
 - o If applicable, you may provide an order of alimony or child support. If no order exists, but alimony or child support is collected, three months' most recent consecutive bank statements (or check copies) showing regular deposits of alimony or child support can be provided.
- **If you are an applicant who is starting a new job, but has not yet been paid:**
 - o You may provide an offer letter effective before the lease start date, on company letterhead, and verified by a community team member.
- **An applicant who is not employed may provide:**
 - o A Social Security Benefits Letter, SSA-1099: Social Security Benefit Statement, or A SSA Notice of Change in Payment. Benefits letter must be dated no more than 14 months from the date of application.
 - o Income Assistance Benefit Statement (this document name will vary by state). Benefits letter must be dated no more than 14 months from the date of application.
 - o A statement of annuity account payment showing regular annuity income dated within the last 30 days.
 - o A statement from the financial aid office of a college or university that shows loans and/or grants awarded for living expenses beyond tuition and other school expenses dated within the last 6 months.
 - o The last three current and consecutive bank statements showing liquid assets totaling at least three times the net effective monthly rent for the entire lease term.
- **A Guarantor (no more than one person or household may guarantee a lease) may provide:**
 - o The last two current and consecutive pay stubs from current employer.
 - o In the case of a recent job change (fewer than two pay stubs), last year's W-2 plus the most recent pay stub from current employer.
 - o The last three current and consecutive bank statements showing liquid assets totaling at least five times the net effective monthly rent for the entire lease term.
 - o A Guarantor living outside of the US must have an SSN and meet all credit and income requirements as outlined on the Resident Qualification Acknowledgment.