

Baughman Property Management

Minimum Qualifying Criteria

Income: Total household income must be three (3) times the amount of the apartment's monthly rental rate.

Employment: Prospective residents must be employed by the same employer for no less than six (6) months. Should a prospect be recently transferred or relocated, they must have six (6) months prior verifiable employment.

Credit: No unpaid rental related debt, no utility debt, rental or judgments of bankruptcies within the last twelve (12) months.

Criminal History: No Felonies.

Rental History: No evictions or unpaid rental related debt, including property damage debt and rent due at time of move out will be accepted within the last twenty-four (24) months. No more than three (3) insufficient rent checks will be allowed. No more than two (2) written complaints will be allowed.

Guarantor: A lease guarantor will be required for students, for those retired or disabled living on a fixed income, for those who do not have verifiable rental history or do not meet income requirements, and anyone under the age of twenty-one (21). Guarantor must show proof of gross monthly income of at least four (4) times the monthly rental income. **Lease guarantor form must be signed and stamped by a Notary.**

Self-employed, Retired, Disabled: If self-employed, retired or disabled, the applicant must provide photocopies to the property manager of tax returns from the previous year, financial statements from certified public accountant, or photocopies of the three (3) most recent bank statements showing proof of ability to pay rent for the term of the lease.