



## CREDIT CHECK POLICIES

EFFECTIVE MAY 6, 2019

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### **DENIAL:**

Possession of fifteen or more delinquent accounts

\$7,000 or more in outstanding civil judgments and past due accounts against the potential resident

Any evictions within the last 7 years

### **APPROVED WITH GUARANTOR OR PREPAYMENT REQUIRED:**

Credit score under 700

Monthly rent is greater than 33% of verifiable monthly income

Possession of five to fourteen delinquent accounts

More than \$4,000 but less than \$7,000 in outstanding civil judgments and past due accounts against the potential resident

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### **GUARANTOR AND PREPAYMENT GUIDELINES:**

Guarantor must be a United States citizen.

Guarantor required within 7 days of lease signing or prior to move in, whichever date comes first.

### **FOR PARK NORTH AND FARM HOUSES:**

Guarantor must have a credit score of 700 or higher.

In lieu of a Guarantor, an additional deposit equal to two (2) monthly installments must be paid in full prior to tenancy.

### **FOR FAIRVIEW AND BENDER ROAD PROPERTIES:**

Guarantor must have a credit score of 700 or higher.

In lieu of a Guarantor, an additional deposit equal to three (3) monthly installments must be paid in full prior to tenancy.

### **FOR ALL OTHER OLYMPUS PROPERTIES:**

In lieu of a Guarantor, all rent for the term of the Lease or Renewal must be paid in full prior to tenancy.