

RENTAL QUALIFICATION REQUIREMENTS

At Barcelona Lofts we provide equal treatment for all residents and applicants. To lease at **the Barcelona Lofts**, you need to meet the following requirement criteria:

1. **Minimum Income – 3 Times the monthly rent amount.** If a joint applicant, the income may be combined to meet the amount requirement.
2. **Good Credit History** - At least 50% of the current accounts need to be in good standing and score above 600 points. An additional deposit may be required.
3. **Good Rental History** - All applicants are required to have 6 months minimum of good rental or mortgage verifiable history. Prior eviction history or Outstanding debts to landlords will NOT be accepted unless paid off.
4. **Permanent Employment History** - Proof of 6 months of permanent employment history, including (3) most recent paycheck stubs. If self-employed, (2) most recent annual tax returns. Two most recent bank account statements to prove liquidity.
5. **Special Requirements:**
 - Pass Background Check** - Nationwide criminal background search will be conducted to all applicants and occupants above 18 years old. A Valid Government ID for each applicant and occupant is required.
 - Criminal history for sexual, theft, violent crimes, crimes against persons, property or drug related may result in denial.**
 - Applicant Minimum Age – 18 Years Old.**
 - Pet Policy and Breed Restrictions Apply**- Please, refer to our pet policy.

6. Renters Insurance

All residents are required to carry a minimum of \$100,000 in liability insurance, naming the rental community as additional insured. Coverage must be kept throughout the lease term without lapse. A declarations page proof of insurance is required at move in and upon renewal.

7. Lease Guarantor

A Lease Guarantor will be allowed for first-time renters, recent college graduates or renters with insufficient funds. The lease guarantor must make 6 times the amount of the monthly rent and meet qualifying criteria, including completing and signing a separate Lease Guaranty Form.

8. Occupancy Guidelines

Familial status is defined by HUD as children under eighteen (18) years of age domiciled with parent (s) with legal custody or children domiciled with designee of the parent(s) with custody (written permission); and any person who is pregnant or in the process of attaining legal custody of a child under eighteen (18) . Maximum occupancy limits are defined as two (2) people per bedroom plus one (1) additional person in the apartment. Persons are counted as occupants at birth. Maximum occupancy is as follows:

1 bedroom Apartment: 3 persons and 1 Designated Parking Spot

2 bedroom Apartment: 5 people and 2 Designated Parking Spots.

3 bedroom Apartment: 7 people and 3 designated parking spots.

Please, submit COMPLETE, ACCURATE and TRUE information. Applications that do not meet the above criteria will be denied. Please, contact us if you have any questions regarding our rental criteria. **Application Fee and Admin Fee will NOT be refunded if your application is denied.**