

APPLICANT CRITERIA



KOSMO VILLAGE MOBILE HOME PARK 11197 WASHINGTON HWY GLEN ALLEN, VA 23059

1. RENT TO INCOME RATIO CANNOT EXCEED 33%.
2. EMPLOYMENT WAGES CAN BE COUNTED AS INCOME AS LONG AS THE EMPLOYMENT CAN BE VERIFIED BY THE APPLICANT'S SUPERVISOR OR PERSONNEL DEPARTMENT.
3. IF AN APPLICANT IS SELF-EMPLOYED, PROOF OF INCOME MUST BE SHOWN BY MEANS OF PRIOR TAX FORMS OR ACCOUNTANT RECORDS.
4. OTHER SOURCES OF INCOME THAT CAN BE COUNTED TOWARDS INCOME INCLUDE: CHILD SUPPORT (COURT ORDERED DOCUMENTATION), SOCIAL SECURITY, INTEREST OR DIVIDEND INCOME, PENSION INCOME, AND SAVINGS.
5. APPLICANTS MUST NOT HAVE CHARGE OFFS DUE TO BAD DEBT ON CREDIT HISTORY.
6. APPLICANTS MAY BE DENIED BASED ON CHRONIC LATE PAYMENTS INDICATED ON CREDIT HISTORY.
7. NO NEGATIVE RENTAL OR EMPLOYMENT INFORMATION WILL BE ALLOWED. CURRENT AND PRIOR RENTAL HISTORY WILL BE CHECKED. IF ANY PRIOR EVICTIONS APPEAR ON THE CHECK, THE APPLICATION WILL NOT BE ACCEPTED.
8. CO-SIGNER(S)' RENT TO INCOME RATIO CANNOT EXCEED 25%. IN ADDITION, CREDIT REQUIREMENTS BASED ON THE SAME POLICIES APPLIED TO REGULAR APPLICANTS MUST BE MET.
9. IN A ROOMMATE EVALUATION, THE COMBINED RENT TO INCOME RATIO OF ALL ROOMMATES CANNOT EXCEED 33%. IN ADDITION, CREDIT REQUIREMENTS MUST BE MET BASED ON THE SAME POLICIES APPLIED TO REGULAR APPLICANTS.
10. IN A SPOUSE EVALUATION, 100% OF THE INCOME IS COMBINED TO QUALIFY.
11. ALL APPLICANTS, 18 YEARS OR OLDER MUST PAY THE REQUIRED APPLICATION FEE. THE APPLICATION FEE IS \$25 FOR EACH APPLICATION.
12. OCCUPANCY STANDARDS ARE AS FOLLOWS:
 - a. 1 BR – NOT TO EXCEED TWO (2) OCCUPANTS
 - b. 2 BR – NOT TO EXCEED FOUR (4) OCCUPANTS
 - c. 3 BR – NOT TO EXCEED SIX (6) OCCUPANTS
13. APPLICANTS WITH FELONY OR DRUG-RELATED OFFENSES AND THOSE LISTED ON ANY STATE OR NATIONAL SEX OFFENDER REGISTRY WILL NOT BE CONSIDERED.

THIS INFORMATION IS SUBJECT TO CHANGE AT OWNER'S DISCRETION.