

Village at the Arbors
5613 Crenshaw Rd Richmond, VA 23227
Phone: 804-266-9018 Fax: 804-303-0659

Resident Qualifying Criteria

We are delighted that you are interested in living at Village at the Arbors! In order to help you make your decision we have listed below the criteria for qualifying one of our residents.

- A separate rental application must be completed, dated and signed by each applicant and any individual over the age of 18. All individuals 18 years of age, or legally considered an adult by law if not living with a legal guardian, are required to be made a party to the lease.
- A non-refundable application fee and deposit are required at the time an application is submitted.
- Each applicant must provide their current government issued photo ID and Social Security card at time of applying
- Unit occupancy shall not exceed 2 persons per bedroom. Children younger than six months are not considered occupants in determining this factor of eligibility.
- In order for an applicant to be accepted, he or she must have twelve months of satisfactory, verifiable rental history. The total monthly income of all applicants must be 2.5 times the current monthly rental amount. (rental amounts are subject to change at any time)
- Applicants, who are self-employed, MUST provide 2 years, consecutive tax returns.
- Co-signers ARE NOT acceptable
- The following reports will be obtained from our reporting agency: credit report, criminal report, check writing history and eviction records.
- All applicants/occupants must be listed on the rental application at the time of applying or must reapply after 90 days to add or remove persons on the rental application.

Applicants may be denied for any of the following reasons:

- Criminal eviction, felony, misdemeanors and/ or deferred adjudication for violence, harm against a person(s), or property, prostitution and the manufacture and possession or delivery of controlled substances, theft of any kind or any firearms convictions will be cause for rejection of the application. Felony convictions are cause for immediate rejection of the application; if you do not disclose any of this on the application your holding deposit is FORFEITED.
- Denied rental decision from Core logic Safe Rent, unsatisfied judgments, or accounts in collection status.
- Unsatisfactory Rental Profile of any applicant

It is the policy of the owners and management team to treat all current and prospective residents in a fair and professional manner without regard to race, color, religion, sex, handicap, familial status or national origin. We offer equal opportunity housing. I understand that all "move in specials" and apartment availability are subject to change.

I acknowledge that I meet all of the above criteria.

Applicant Signature

Date

Management Signature

Date

