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Rental Approval Process

Contains important information. Please read carefully.

1. Each prospective resident may score no more than twenty-four (24) points on the PineCreek Village internal credit scoring point system. For example, each collection account in the amount of \$2,500 or less (unpaid) is scored 8.5 points. If payments are being made (*proof required*) on that account, then it would be scored at 5.5 points (*bankruptcy and foreclosure excluded. See below for scoring and extra deposits required for bankruptcy and foreclosure.*)
2. Each account indicated as a "charge-off" on one's credit report is scored as 12.5 points. A bankruptcy is scored as 20 point and requires an ADDITIONAL \$500 security deposit (*this is in addition to the regular security deposit required for each apartment— see brochure.*)

A foreclosure is scored as 20 points and requires a deposit equal to one (1) month's rent. If one is not sure about what is contained on his/her credit report, we urge that particular individual to visit one of the many online "free" credit report websites. the PineCreek Village application fee is a \$30.00 fee (*per person*) and is not refundable once processed by PineCreek Village.

Speak to your PineCreek Village representative regarding other credit issues that you might have and their potential point scores.

Other qualifiers include pay stubs (*proof of current employment*), references, and proof of financial stability (*checking account, savings account, etc.*). Refer to "Qualifications Criteria" page located in the PineCreek Village brochure and website for detailed requirements.

Please note that the income requirement (*necessary for approval*) is 2.3 times the monthly rent (*gross wages being earned by a current employer.*) Otherwise, proof of \$20,000 per person in a bank account and one (1) month's rent is required as a security deposit. PineCreek Village Apartments does not accept co-signers (*private or corporate.*)

Once all requirements have been satisfied, final approval will be forthcoming.

Incomplete applications will not be processed.

Sincerely,
PineCreek Village Apartments