



GRAN INC
Residential Qualification Criteria
JULY 8, 2011 *



- Rental History:** 6 months valid, verifiable rental history
*Valid rental history is a written lease or month-to-month agreement.
If rental history is less than 12 months then an increased deposit may be requested.
Final recommendation will also be dependant on credit history, income and employment.*
- Credit History:** No established credit history required for residency
*If derogatory credit history (excluding medical debt) is in excess of \$500 but less than \$3,000 then an increased may be requested.
A discharged bankruptcy that is older than 24 months may qualify for an approval as long as there is no derogatory credit after the discharge date.
Final recommendation will also be dependant on income, rental & employment history.*
- Employment:** 6 months with current employer or previous employment in same field of work
Final recommendation will also be dependant on rental & credit history and income
- Income:** Monthly gross income must be equal to at least 3 times the rental amount
(only legal and verifiable income considered)
*If income is less than 3 times the rental amount, but more than 2.5 times the rental amount, then an increased deposit may be requested.
Final recommendation will also be dependant on rental, credit & employment history.*

INTERNATIONAL STUDENTS AND APPLICANTS THAT ARE NEW TO THE COUNTRY:

International students will be required to pay an Increased Deposit. Proof of current college or university enrollment or current student visa will be required for valid verification.
Applicants that are new to the country will be required to pay a First and Increased Deposit. Proof of income source or new job will be required.

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

Verified eviction showing on credit report or confirmed with landlord.
Rental collection verified on credit report
Balance owing to landlord
Derogatory credit (excluding medical debt) in excess of \$2,999
Open or non-discharged bankruptcy
Foreclosed or past due mortgage
Monthly income that is less than 2.5 times the rental amount.
2 or more late payments and/or NSF checks and/or Noise Complaints within a 12- month rental period
Unverifiable social security number
Falsification of rental application
Breaking lease agreement that will result in collection filing

Verified name and date of birth match of criminal conviction and/or pending offense as follows:

Murder (1 st and 2 nd degree)	Kidnapping (All counts)
Manslaughter (1st degree)	Theft (1st & 2nd degree)
Assault 1st, 2nd & 3rd degree)	Burglary (1st, 2nd degree & vehicle prowling 1st degree)
Robbery (1st & 2nd degree)	Malicious Mischief (1st degree)
Rape (All counts)	Arson (1st, 2nd degree & Reckless Burning 1st degree)
Child molestation (All counts)	Delivery or Sale (All counts)
Rape of a child (All counts)	Possession with intent to Deliver (All counts)
Outstanding criminal warrant	

A criminal records search will be performed for felony and misdemeanor offenses.

Valid Photo Identification will be required of all applicants.

* Date this rental criteria took effect