

Leasing With South Court Estates, LLC

We at South Court Estates, LLC are proud to be an equal opportunity housing provider. We fully comply with the Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

Qualifying Terms

Following are the qualifying terms to lease an apartment with South Court Estates, LLC:

- **Legal age.** Applicant must be of legal age (18 years old as of application date.)
- **Identification.** You must provide valid government issued identification.
- **Occupancy Guidelines.** We limit the number of residents to two people per bedroom. All occupants over 18 years old must be on the lease.
- **Income Requirements.** Your *monthly income* must be sufficient to cover your rent obligations as well as other debts and living expenses. Two most recent pay stubs or other sufficient proof of income will be required.
- **Rental History.** Applicant should have good rental history. For example: good payment history, no evictions, etc. If no rental history a co-signer and/or additional payment of rent in advance may be required.
- **Credit history.** Your credit must currently be satisfactory, based upon pre-set beacon scores set by the credit bureau.
- **Criminal history.** If you have ever been convicted of a felony, we will reject your application. If you have been convicted of any crime involving drugs, theft or violence within the past five years, we will reject your application.
- **Co-applicants.** In the event that two or more individuals wish to reside together in an apartment as room/apartment mates, each applicant must complete a separate application.
- **Co-signers.** If an applicant does not meet our income criteria, we may rent to them if they pay additional rent in advance (for example, first and last two months) and/or provide a qualified co-signer. If a co-signer is required, he/she must pass the same application and screening process that the applicant must pass. Co-signers will not be used to accommodate an applicant with unacceptable credit history; however, co-signers may be used to accommodate applicants with no credit history as long as all other criteria are satisfactorily met.