

CREDIT APPLICATION CRITERIA (7-9-10)

Thank you for considering renting an apartment through Commercial Investment Properties (CIP). To eliminate any confusion, please review the qualifications required of all of our residents to rent an apartment through CIP. All required information/documents must be provided within three business days including any necessary co-signers/documents. If this is not provided, CIP reserves the right to put the apartment back on the market and you may be required to re-apply. If you have any questions, please feel free to contact Jenny Rasmussen, Credit Manager, at (402) 436-3412.

RENTAL HISTORY

-Within the last year you must show at least six months of verifiable good rental history from an unbiased source or ownership of a home; otherwise, you will need a co-signer. (Dorms, Fraternities, and Sororities are considered rental history), or

-if you are coming from a different country, you must provide a copy of your I-94, I-20 or J-1.

-if you do not have sufficient residential history, you will need a qualified co-signer or you can pay a deposit equal to the rent as well as the first and last month's rent in full with cashier's check or money order.

Anybody currently involved in or having their most recent rental history involving an eviction will be rejected.

INCOME REQUIREMENTS

-Your monthly income while residing in one of our units must exceed two times your share of the rent or,

-have proof of at least two times your share of rent times the lease term in some sort of account (savings, CD's, mutual funds, money markets, etc...), or

-if you are from a different country, a copy of your J-1 or I-20 will be accepted; otherwise,

-if you can't meet any of the above requirements for income, you may either get a qualified co-signer or you can pay a deposit equal to the rent as well as the first and last month's rent in full with cashier's check or money order.

CREDIT HISTORY

You must have good credit history which shows on a credit report received from Experian, or

-if you are from a different country we will need a copy of your I-94, J-1 or I-20.

If you have unsatisfactory credit within the past five years (bankruptcies, outstanding collections, charge-offs, judgements, etc...) you will need a qualified co-signer or you can pay a deposit equal to the rent as well as the first and last month's rent in full with cashier's check or money order.

Any landlords you owe money to must be paid in full no matter how old the account is.

CO-SIGNER QUALIFICATIONS

-You must be over the age of 18.

-Within the last year you must show at least six months of verifiable, good rental history from an unbiased source or ownership of a home.

-You must have good credit history which shows on a credit report received from Experian.

-Your income must exceed \$18,000 per year or 5 times the applicant's annual share of rent, whichever is greatest. (e.g. \$500.00 rent = \$30,000 in annual income required for co-signer)

MINORS (17 YEARS OLD OR YOUNGER)

If you are 17 years old or younger, you must have a parental co-signer, unless you are married, in the military, a Housing Authority recipient, or emancipated.

Please note that we provide equal housing opportunity: We do not discriminate on the basis of race, color, religion, sex, handicap, national origin, family status, marital status, age, or sexual preference.