

Pines at Bethabara

Qualifying Criteria

The Pines at Bethabara does not discriminate based on race, color, religion, sex, national origin, familial status, handicap, disability, age, creed, ancestry, sexual orientation, and qualified disability.

- ***An application must be completed, signed and dated by all household members 18 years of age and older.***
- ***All adult household members must have a valid social security number***
- ***If applicant does not have a valid social security number, applicant must provide a valid Federal Tax Identification Number (TIN) or an original valid Passport showing raised notary seal and INS documentation.***
- ***If an adult does not have any of the above, then they cannot qualify unless they are married, their spouse who lives with them does have a valid social security number or Federal TIN, and they can provide a marriage certificate.***
- ***Occupancy Standards are two per bedroom plus one person per unit.***
- ***The lease prohibits drug-related criminal activity on or near the premises and any violation of this provision will be considered cause of termination.***
- ***If for any reason an application is rejected, the applicant will be notified in writing and may reapply as soon as the reason for rejection has been overcome.***

Waiting List Procedures:

- ***First Come Basis***

Rental History

- ***Must have acceptable rental history***

Credit History

- ***Must have acceptable credit history***
- ***Judgments or liens with a balance owed are not accepted.***

Criminal Background Check

- ***Criminal background checks will be completed on all applicants and all occupants over the age of 18 years of age.***
- ***Anyone with the following charges will be automatically denied: Felony charges, any convictions of a violent crime, crimes against children, sexual crimes or the manufacture of methamphetamines.***

Employment History:

- ***You must provide two paycheck stubs or W2 from the previous year***
- ***If you are self employed, you must be able to provide the prior year's tax return.***
- ***An offer letter from an employer will be accepted***

Income Criteria

- ***Must qualify at three (3) times the rental rate***
- ***For roommate situations, each roommate must qualify at two (2) times the rental rate.***

Co-Signers will be accepted only for income situations for students.