

**THORNTON PROPERTIES
RESIDENT QUALIFYING INFORMATION**

We are an equal opportunity housing provider. We fully comply with the Federal 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.

It is our credit policy to thoroughly investigate anyone making an application with Thornton Properties. Each person must qualify on their own ability. Any adult who will be responsible for the apartment, must complete an application and qualify.

Your application will be processed through Equifax credit bureau. The amount of time necessary to verify information will vary and depend on the availability and accuracy of your responses. If you have any questions concerning the information furnished by Equifax, you may contact Equifax and they will furnish the information to you.

WE INVESTIGATE THE FOLLOWING:

1. **Rental History:** If you have ever been evicted or sued for any lease violation or have unsatisfactory rental references your application will be rejected.
2. **Income:** Your gross monthly income must be at least four times the monthly rental rate. You must be able to prove employment preceding the date of your application or proof of a source of income that is at least four times the monthly rental rate.
3. **Credit History:** Your credit record must currently be satisfactory.
4. **Guarantors:** If you do not meet one or more of the above criteria, you may be able to qualify for an apartment if a third party will guarantee you lease. The guarantor must pass the application and screening process described above.

It is imperative that you complete the application thoroughly. If you foresee a problem, please discuss it with us prior to the application as the application fee is **NON-REFUNDABLE**.

I hereby authorize the release of all credit information including but not limited to verification of my employment and income as well as credit bureau reports to you or any of your agents and employees. Further, I have read the above information and understand the requirements that must be met in order to qualify for an apartment with Thornton Properties.

APPLICANT

DATE

