Rental Criteria

Thank you for your interest in Glenbrook Apartments as your new apartment home. As you look through the information, you will find the answers to some of the most frequently asked questions about qualifying criteria at Glenbrook Apartments.

OCCUPANCY STANDARD:

- The maximum occupancy standards are listed below.

MAXIMUM OCCUPANCY STANDARDS
1 Bedroom – 2 heartbeats
2 Bedroom – 4 heartbeats

AGE REQUIREMENTS:

- Lease holder(s) must be 18 years of age or older.
- All applicants 18 years of age and older are required to fill out an application for approval.

IDENTIFICATION REQUIREMENTS:

- All applicants must provide a valid Social Security Number. Applicants without a social security number are required to submit a Valid Government Issued Photo ID for verification.

INCOME REQUIREMENTS:

- The gross monthly income for all Lease Holder(s) must be (3.57) times the monthly rental amount of the apartment.
- Prior to approval, all employment and income must be verified by opting one of the following:
  - Copies of the last 2 consecutive payroll check stubs
  - Previous year W-2 or 1099
  - I-20 Form (Certificate of Eligibility), Grants and/or Scholarships
  - Proof of court ordered child and/or spousal support payments
  - Proof of social security income or disability
  - Proof of retirement or trust fund income
  - Current offer letter for income/employment verification on company letterhead
  - Statement of Verification on company letterhead
  - Verbal verification by supervisor or HR department

  Students only – must pass residency, credit and criminal criteria and then a guarantor will be required if the income requirement is not met. Proof of registration required

GUARANTORS

- If a guarantor is required, they must make (6) times the monthly rental rate.
- Guarantors must fill out an application and will be subject to application fees, rental/mortgage verification, credit and criminal background checks.
- Guarantors must complete and sign a Guaranty Of Performance Agreement

RESIDENCY:

- Previous 24 month rental history will be reviewed and must exhibit NO derogatory references
- All debt to an apartment community or landlord must be Paid.
- No evictions are permitted within the last 5 years.

QUALIFIER SCORING MODEL USING CONSUMER CREDIT INFORMATION

Decline	Conditional	Accept
44 & Below	45-49	50 & above

- Debts to Utility Companies (water, gas and electric) must be Paid.
- If your application is denied or is accepted with conditions, Glenbrook Apartments will provide the name, address and phone number of the consumer reporting agency which provided your credit report.
- No Open Bankruptcies within the last 2 years.

CRIMINAL HISTORY:

- Felony convictions within the last 7 Years consisting of but not limited to property, theft, forgery, fraud, assault, robbery, and violent and sexual offenses against a persons or illegal drug activity including manufacturing, possession, and sale will result in a denial of the rental application.
- Registered Sex offenders or persons under residency restrictions for child sex offenses will be denied.

APPLICATION FEE:

- A $40.00 non-refundable fee is required per application.

SECURITY DEPOSIT:

- A refundable deposit equaling $500 is due at the time of an approved application in order to hold an apartment off the market once it is available.

PET SCREENING:

- Glenbrook Apartments uses a third-party pet application service called PET SCREENING. ALL Applicants must complete a Pet/No-Pet Profile. Applicants without pets must complete an online affidavit, while pet/animal owners must provide vaccination details and photos of the pet. There is no charge ($0) for a No-Pet Profile and an Assistance Animal Accommodation request, $30 for an Individual Pet Profile and $30 for each additional Pet Profile. Profiles are completed at https://glenbrookapartments.petscreening.com

PET REQUIREMENTS:

- Pet Rent is an additional ($20.00) per month per pet that is 35 pounds and under. Dogs over 35 pounds and up to 75 pounds is ($30.00) per month per pet.
- A Non-refundable Pet Fee of ($200) will be required for the first pet and ($200) will be required for the second pet.
- There is a (2) pet limit per apartment.
- Pets cannot exceed 75 pounds at full maturity.

RENTER'S INSURANCE REQUIREMENT

Glenbrook Apartments requires all residents to maintain a renter's insurance policy with a minimum of $100,000 for general liability coverage and list 4627 Knoxville, LLC DBA Glenbrook Apartments as an "additional insured" with an address listed as: P.O. Box 477, Lehi, UT 84043. All residents will be automatically enrolled in the Community's Renter's Insurance Program for $20 per month unless proof of their own qualifying renter's insurance policy is provided and verified.

By signing below, I agree to the above-mentioned terms and restrictions:

Signature of Applicant _____Date: _____

Signature of Applicant _____Date: _____