



Eastbrook & Village Green
A P A R T M E N T S
The Best Value In Greenville

RENTAL QUALIFICATIONS

- \$ 50 non-refundable application fee must be paid for **each** applicant.
- Applicants must be at least 18 years of age.
- Submit completed application online or in-person; all applicants/occupants must be listed on application.
- Submit paystubs and a photo ID.
- Credit, criminal and eviction background check will be run on each applicant. Credit Score of **620** or higher and favorable background check.
- Security deposit required after approved application. Security deposits are equal to one months rent.
- RENTAL HISTORY:
 - Rental verification of past year of residency.
 - No more than two late payments in 12 months or two returned checks.
- RENT/EARNINGS RATIO:
 - Two paystubs or W-2 to show **gross** salary to be equivalent to, or greater than, three times the rent.
 - Self-employed must provide tax statement or 1099 from previous year.
 - Other forms of guaranteed income (student scholarships/grants, social security benefits, court-ordered alimony or child support, etc.) may be accepted. Temporary wages will not be accepted.
- PETS:
 - Dogs and cats are allowed with a weight limit of 45lbs (certain breed restrictions apply)
 - Two pet maximum. A non-refundable pet fee of \$250 is required for the 1st pet and \$100 for additional pet. \$15 pet rent will be added to the monthly rent per pet.
 - ESA and service animals are not considered pets. Please provide documentation letter for ESA with application.
- Eastbrook and Village Green Apartments support the Fair Housing Act as amended prohibiting discrimination in housing based on race, color, religion, sex, national origin, disability, or familial status. We also adhere to the Federal Fair Housing Laws and cannot make exceptions to any of our rental qualifications.

Reasons for not approving an application may include, but are not limited to: Insufficient income, unpaid judgements, eviction, outstanding rental or utility debt, unfavorable rental history or criminal convictions, and falsification of application information.