

Residency Qualification Requirements

Calibre Woods Apartments conducts a thorough screening of applicants based on the following qualification criteria. If you feel you meet these standards, please apply.

Equal Housing Opportunity

Calibre Woods and Sterling Realty Management, Inc. ("Management"), offers housing without regard to race, age, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18) and handicap (disability), in strict accordance with Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) as amended.

Personal Identification

All visitors must present a valid photo ID issued by a government authority (i.e., state-issued motor vehicle operator license or other state-issued photo identification card, U.S. passport, United States Military ID card, or VISA issued by the US Citizenship and Immigration Services) prior to touring the community or viewing an apartment. A copy of all applicants' photo IDs will be made and retained at the time of application.

Occupancy

All persons 18 years of age or older must be leaseholders to reside at Calibre Woods, with an application for rental submitted by each leaseholder, and all residency qualification criteria met. Students dependent on a parent or legal guardian or persons medically dependent on a caregiver may be exempted from providing a valid photo ID; however, an application and criminal background check are still required of these individuals. The maximum number of residents in any apartment shall not exceed two (2) people per bedroom.

Income Qualification

Applicants must have monthly gross income of at least 3.0 times the monthly rental rate, calculated individually or as a married couple. Roommates must each have a monthly gross income of at least 2.5 times total monthly rent.

Acceptable income verification includes employment paycheck stubs for the previous two (2) months reflecting both current and year-to-date earnings. Applicants who are self-employed must provide a copy of their previous year's U.S. income tax return and bank statements for the immediately preceding three (3) months. Income from sources other than employment or self-employment (i.e., retirement benefits, disability income, child support, alimony, investment earnings or principal, etc.) requires documentation deemed acceptable by Management.

Credit History

Applicant credit history is screened by CoreLogic Saferent® and will be declined if deemed unsatisfactory in their sole discretion. An unsatisfactory credit history may include past or current bad debts, late payments, unpaid bills, liens, judgments or bankruptcies. Some applicants may be required to pay an additional security deposit based on the CoreLogic Saferent® credit history scoring criteria. Foreclosures may be accepted with conditions.

Rental History

Up to twenty-four (24) months of rental history may be required, with a record of prompt payments, sufficient notice to vacate, and no property damages expected. Evictions, skips, or money left owing to landlords within seven (7) years of application may result in a rejection of the application.

Criminal Background

A criminal background check will be conducted on all applicants. An applicant may be declined if they have been convicted of a felony or misdemeanor for a crime against a person, another person's property or against society. An applicant may also be declined if they have received adjudication (a court order, judgment, or decree) or have been charged with a felony or misdemeanor offense within the past seven (7) years for a crime against a person, another person's property or against society. Automatic denial will occur if an applicant appears on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Assets Control (OFAC), FBI, or other federal, state or local law enforcement agencies.

A lease shall be terminated if an applicant, after moving onto the property, is convicted of a felony or misdemeanor for a crime against a person, another person's property or against society, or appears on the list of known terrorists or wanted fugitives.

Note: These requirements do not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

Renter's Insurance

\$100,000 minimum liability required per apartment with Calibre Woods listed as an interested party.

Co-Signers and Lease Guarantors:

A co-signer or lease guarantor may be required upon evaluation on the rental application. Co-signers and lease guarantors are only accepted for income qualification purposes and must reside in the USA and be next of kin. Additionally, they must have a verifiable gross monthly income of no less than 4.0 times the monthly rent and must have favorable credit and rental histories.

No SSN or ITIN

An applicant without a SSN or ITIN must provide proof of income, and post a deposit of two (2) month's rent. Applicants who are not US citizens and do not have a SSN or ITIN must further provide an I-94 or I-94W (U.S. Customs and Border Protection Arrival-Departure Record) or a Form I-20 (evidence of international student acceptance to school), and the lease end date cannot extend past the date the applicants are approved to be in the U.S.

Notification of Application Status

Applicants will be informed of the status of their application by telephone at the telephone number provided on the application within five (5) business days (Mon-Fri) from completion of the application and payment of the required application processing fee. If the application is rejected, the applicant will be provided with an adverse action letter containing CoreLogic Saferent contact information and the steps necessary to obtain copies of the information used to determine eligibility for occupancy. Management is not responsible for inaccuracies contained in any information obtained, or information used by CoreLogic Saferent to reach a determination, and Management is not allowed to provide details to the applicant regarding said information.

Falsification of any information submitted in the application process will result in denial of residency.

