



PO Box 28257 • Chattanooga, TN 37424 • Bus (423) 208-9444 • FAX (888) 517-5420
 Corporate office: 7598 Nashville St, Ringgold, GA 30736
leasing@chattanoogaapm.com • www.chattanoogaapm.com

LEASING QUALIFICATIONS

AUTOMATIC DECLINE – ANY OF THE FOLLOWING CONDITIONS

Eviction filing within past 10 years	Outstanding landlord debt (no time limit)
Felony conviction (property damage, personal injury, drugs, moral turpitude) (no time limit)	Open bankruptcy (not discharged or dismissed)
Other criminal conviction (except traffic) within 7 years	Registered sex offender
Negative rental history within 5 years	Failure to meet qualifications in 3 or more categories
Averaged credit score(s) below 500	
Any full or mix of the following breeds: Doberman Pinscher, Chow, Pit Bull, Staffordshire Terrier, Rottweiler, Great Dane, German Shepherd, Presa Canario, Akita, Alaskan Malamute, Siberian Husky, Wolf-hybrid	

UNCONDITIONAL APPROVAL – ALL CONDITIONS MUST BE MET

	A-rated Properties	B-rated Properties	C-rated Properties
Credit score (averaged)	650 or higher averaged	600 or higher averaged	550 or higher averaged
Income (indiv or married)	Combined 3x rent or more		
Income (roommates)	2x rent or more each		
Rent/mortgage history	12 months or more in past 24 months; no more than 3 lates in 12 mo or 6 lates in 24 mo; no more than one complaint		
Employment history	12 months or more		
Bankruptcy	None within 5 years and no negative credit since		

CONDITIONAL APPROVAL – Available options to achieve approval

Income short by 10% or less of requirement	Co-signer
Income short by more than 10% of requirement	Prepaid rent 6 months at a time
Averaged credit score(s) too low	Co-signer or double security deposit
Rent/mortgage history too short	Co-signer or double security deposit
Rental history shows 4+ lates in 12 mo or 7+ lates in 24 mo or 2+ complaints	Double security deposit
Employment history too short	Co-signer
No verifiable income for required time period	Prepaid rent 6 months at a time
Bankruptcy within 5 years or negative credit since	Co-signer or double security deposit

*** If two categories fail to meet required standards, manager review is required. Generally, a conditional approval can still be achieved, however, it may require more than one Conditional Approval Option.