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PROOF OF INCOME

THE FOLLOWING DOCUMENTS ARE REQUIRED TO VERIFY YOUR INCOME

Employed	Pay stubs for the past 30 days
Employed – brand new job	Offer letter indicating start date and salary amount
Self-employed	Two years' tax returns (1040 and Sched C) AND prior 6 months' bank statements showing regular monthly deposits OR maintaining average daily balance of at least 3x the rent
Retired	Retirement statement, pension statement or social security statement showing monthly payment amount
Disabled	Disability award letter showing monthly payment amount
Child support or alimony	Court order showing ordered payment amount AND prior 6 months' bank statements showing regular monthly deposits
No regular income (ex: trust fund or inheritance, etc)	Bank statement showing minimum of 6 months' rent plus deposit; applicant must be prepared to pay 6 months' rent at a time
Financial aid or student loans	Not permitted as an income source

**If in doubt about your source of income, contact our office BEFORE you submit your application. The application fee is non-refundable once submitted.