

INCOME REQUIREMENTS FOR RESIDENCY

GROSS INCOME = 3X MONTHLY RENT CURRENTLY EMPLOYED

LAST TWO
PAY STUBS

W2 + MOST
RECENT PAY
STUB

OFFICIAL JOB
OFFER LETTER

ORDER OF
ALIMONY OR
CHILD
SUPPORT

GROSS INCOME = 3X MONTHLY RENT SELF-EMPLOYED

FINANCIAL
STATEMENT
NOTARIZED
BY CPA

LAST THREE
BANK
STATEMENTS

LAST TWO
TAX RETURNS
NOTARIZED
BY CPA

ORDER OF
ALIMONY OR
CHILD
SUPPORT

COMBINABLE INCOME NOT EMPLOYED

I-20

SOCIAL
SECURITY

INCOME
ASSISTANCE
BENEFIT
STATEMENT

STATEMENT
OF ANNUITY
ACCOUNT
PAYMENT

LAST THREE
BANK
STATEMENTS

These may also be combined with any options under “Currently Employed” or “Self-Employed”.
In this case, the resident is not showing a “Gross Salary”, but is showing their “Net Worth” is 3x the monthly rent.

**All applicants
undergo a
background and
credit check!**

Bank Statements: This option is available for those with the required amount of savings displayed in their bank account. We require your last three consecutive bank statements to verify your total savings.

- EX) You're applying for an apartment with the monthly rate of \$2,000.
 - \$2,000 Base Rent x 3 x 12 Months = \$72,000
 - This means, each of your three bank consecutive bank statements must show an ENDING BALANCE of at least \$72,000 to qualify for the apartment.

Irregular income: Contract work, gratuities, or commissions are considered only with verifiable documentation, such as pay stubs, a 1099, or a W2.

Applications are not fully approved until verification of income has been approved by a team member. The leasing office always reserves the right to request additional documentation.



ALBION | lawrenceville