



Cosigner Policy

What is a Cosigner?

- A co-signer is a person that will **NOT** be living in the property but will only serve as a responsible party that is willing to pay rent themselves if that is ever required. They must be able to provide proof of **Net** income that is **5** times the amount of rent and a Credit Score of at least **650**.
- Keep in mind that a Cosigner is agreeing to be held liable for the total amount of rent of the property and not just the portion of a single individual or roommate.
- Please note that a cosigner's sole purpose is to act as that of a responsible party and provide documented proof of income. An applicant can only request to add a Cosigner when ALL other criteria have already been met. It is only meant to help raise the proof of income in order to comply with the minimum income-to-rent proportion required for a specific property.

Criteria

- **Occupancy History** - 24 months of current, verifiable rental, ownership, or mortgage history which includes a positive record of on-time payments, lease/mortgage fulfillment, as well as no violations or damages.
- **Credit History** - Applicants must have an acceptable credit score of 650. Credit history should positively reflect the applicant's ability and willingness to make payments as required by the lease.
- **Employment** - Proof of stable and verifiable current employment must be provided. Monthly income must be a minimum of five (5) times monthly rent after the cosigner's current rental/mortgage obligations are paid. Acceptable forms of income verification may include pay stubs reflecting income for 2 months.
- **Criminal History** – Applicant must not have been convicted of a felony or have a history of multiple misdemeanors. Review our [full Criminal Policy](#).