
RESIDENT SELECTION GUIDELINES

Welcome to Hi-Point Apartments! The following guidelines will help you decide if you are qualified for residency in the Hi-Point Apartment Community. Nothing in these guidelines shall constitute a guarantee or representation by Hi-Point owners or management that all past or present residents in our community have met all of these guidelines. The guidelines are subject to change at any time, and verification of compliance with the guidelines is dependent upon the accuracy and completeness of the responses that are received from various information sources.

Each application must include a \$50.00 non-refundable application fee to be paid by check or money order. If your responses indicate that you are qualified for residency, then an application screening will be done which may include verifying your employment, income, credit, and rental and home ownership histories. The verification process generally takes 1-3 business days.

Income Requirements: An applicant's income must be verifiable (no cash income). The monthly household income must be equal to or above 3 times the monthly rent.

Employment Requirements: Include your current employment and contact information. Verification of a minimum one year of employment with a current employer is necessary.

Rental/Ownership Requirements: Present and previous rental history will be verified, including the following: length of residency, consistency and timing of payments, proper notice to vacate given, adherence to community policies and condition of apartment at move out.

Credit Requirements: Every applicant will undergo a credit check through a national credit reporting service. Applicant(s) must have verifiable credit references in good standing and a minimum FICO score of 650.

Age Requirements: The minimum age to lease an apartment at Hi-Point is eighteen (18) years old.

Application Fee: An application fee of \$50 must be collected at the time you wish to apply for an apartment home. If the application is approved, and a one year lease is signed, the \$50 application fee will be credited toward your first month's rent.

Pets: Restricted to 1 pet per apartment with 25 lb. (fully grown) weight restriction. Additional fees required.

Service Animals (medical or emotional): Service animals are never considered pets. There are no additional fees required for a service animal. Certification letter & completion of our "Reasonable Accommodations form" required by a physician (for medical service) or therapist (for emotional service) licensed in the state of Kentucky.