



RENTAL HOME ATLANTA

Co-Signers Guidelines & Requirements

To be considered as a co-signer the following guidelines will be used.

#1 – A minimum of 6x the monthly rent per month. If the rent is \$1,000, the MINIMUM monthly income would have to be \$6,000 per month. If after pulling credit, we see that there are more than average financial obligations, then this would need to be taken into consideration. If they are self-employed, we will need 2 years tax returns, and we will use the income reported to the IRS after all deductions. If they write off a lot of expenses, this will count against them for the income. Please make sure that they have an amount that will qualify.

#2 – Minimum of 5 Positive Active Trade Lines, 10 Total Trade Lines, NO Negative Trade Lines. Remember that your co-signer is guaranteeing your performance on the lease. So it is important for us to see that they have excellent credit with a lot of credit experience with many trade lines. A person who has less than 10 total tradelines will not be considered.

3 - The co-signer will also need to be present at the lease signing and move in inspection. They will be fully and completely liable for the lease just like the residents. So out of state co-signers will have to make arrangements to be present. NO EXCEPTIONS.