



Qualification Guidelines

Welcome to Colt Gateway Apartments. CG Management Company, LLC is pledged to the letter and spirit of the U.S. Policy for the achievement of Equal Housing Opportunity throughout the nation. It is the policy of CG Management Company, LLC to adhere to the Fair Housing Act, which prohibits discriminatory housing practices, based on color, race, religion, sex, disability, national origin, or any other basis protected by applicable state or local fair housing laws.

Rental Criteria:

- A rental application must be completed for each individual age eighteen (18) or over, including guarantors/co-signers (if required). A fee of \$50 per applicant will be due prior to processing any applications.
- The household gross monthly income must be verifiable and meet or exceed three (3) times the monthly rent. Applicants must have verifiable employment (and/or) income history. Self-employed applicants must provide a copy of the prior years' tax return. Unemployed applicants must provide documentation regarding sources of income, e.g. social security, disability, pension, savings; or provide a guarantor/co-signer that meets the guarantor/co-signers qualifying standards below.
- Applicants must have a verifiable rental/mortgage history. Applicants with negative resident history e.g.: outstanding debt to another apartment community/landlord or any legal proceedings/evictions filed by previous landlords or mortgage companies will result in our declining the application for residency. Rentals from family members will be considered if the three (3) most recent canceled checks/money order receipts are provided.
- Applicants must have a favorable credit history. Favorable credit history is no credit or more positive credit than negative. All outstanding obligations will be considered. Any applicant with an unfavorable credit history will be denied, or must provide a guarantor/co-signer that meets the guarantor/co-signers qualifying standards stated below.
- Guarantors/co-signers must meet all the above qualifications and must make at least four (4) times the monthly rent. They must reside in the state of Connecticut; and their documents must be notarized if not signed at the leasing office in presence of a Colt Gateway office associate.
- Any applicants who have been determined to have criminal convictions or current indictment for possession, sale, manufacture or distribution of a controlled substance, theft, burglary, felony or for any crimes involving weapons, or crimes against persons or property will be denied residency. *Guarantors/co-signers cannot be a substitute for this requirement.*

Management reserves the right to add or delete any or all of the above guidelines and qualifications.

Please make personal checks, money orders or bank checks payable to: CG Operating Company

I have read and understand the Guidelines & Qualifications for Colt Gateway Apartments

Prospective Resident: _____ **Date:** _____

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