



RENTAL QUALIFYING STANDARDS

New Jersey

AION Management does business in accordance with the Fair Housing Act. We provide equal housing and service for all people regardless of race, color, religion, sex, national origin, handicap or familial status, or any other protected class as defined by state and local jurisdiction.

Occupancy Guidelines:

New Jersey

Maximum occupants: two (2) people per bedroom, plus one child under the age of eighteen (18) months at the time the lease is signed.

Qualification Guidelines:

Each person over the age of 18 must fill out an application and is considered an applicant. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Allowing occupants to live in the apartment that have not been screened and included on the lease will not be tolerated. Income plus verified credit history will be entered into a credit scoring system, which determines both rental eligibility and security deposit level. Criminal history will be verified and must meet the standards outlined below to be eligible to rent. Each applicant's criminal status will be individually evaluated; leaseholders' income and credit will be combined.

Credit & Rental History:

A credit report will be secured for all leaseholders to verify account credit ratings. The results will be entered into the credit scoring model, which determines applicant eligibility to rent and security deposit level. Unfavorable accounts which will negatively influence this score include, but are not limited to: collection, charge off, repossession, bankruptcy filed, evictions, judgments and current delinquency.

Income/Employment:

Gross annual income for all leaseholders is combined and entered into the credit scoring model. Income must be verifiable and may include tax documents, pay stubs or offer letters (not letters written from an employer) Additional sources of income may be considered. Monthly gross income must be three times the monthly rent. Monthly gross income for a guarantor of the apartment must be 5 times the monthly rent.

Criminal History:

A criminal background check will be conducted for each applicant and occupant over the age of 18 years of age. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months.

Apartment Availability:

The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at business day begin may differ from the available listing at business day end.

Reasons for not approving an application include, but are not limited to: insufficient income, criminal record as outlined in the NJ Fair Chance Act in Housing, household size exceeding occupancy limits, and falsification of the application information.