

## How to qualify

All leases are for a period of one year, at their expiration renewable annually. Maximum number of occupants in a 1Br/1Bath or 2Br/1Bath is three; in a 2Br/2Bath is five. No liquid-filled furniture and no pets of any kind are allowed. Landlord pays for water and trash pick-up; tenant pays for electricity and gas for cooking and space heating.

### **ALL APPLICANTS MUST MEET THE FOLLOWING REQUIREMENTS:**

- A. No unlawful detainer or eviction in the last five years**
  - B. No felony convictions**
  - C. No bankruptcy filing in the last five years**
  - D. Positive rental history from third party references for two years**
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#### *If you are financially independent:*

- 1. Monthly income must be at least three times the stated monthly rent,**
- 2. Complete & submit to Levering Heights your Application to Lease**
- 3. Submit copies of Driver License, (and Student ID card)**

#### *If you are a dependent full-time student:*

- **Complete & submit to Levering Heights your Application to Lease**
- **Submit copies of Driver License and Student ID card**
- **Guarantor to complete & submit to Levering Heights Guarantor's Application**
- **Your Guarantor must meet the condition in item 1., above**

#### *If you are a fulltime student and have financial aid package:*

- **Complete & submit to Levering Heights your Application to Lease**
- **Submit copies of Driver License and Student ID card**
- **Submit a copy of your Financial Aid Notification for the academic year**

#### *If you are an international student:*

- **Complete & submit to Levering Heights your Application to Lease**
- **Submit copies of your Passport and Student ID card**
- **Submit ICE Form I-20, Certificate of Eligibility for Nonimmigrant Student Status OMB NO. 1653-0038**

**Levering Heights is an equal housing opportunity lessor.  
We do not discriminate against anyone for any reason  
including age, sex, race, color, creed, or nationality.  
We do not lease on a first-come-first-serve basis.**