

**SMITH ENTERPRISES
BIRCHWOOD APARTMENTS
395 Chapman Road
Wytheville, VA 24382
Phone: 276-228-5985**

APPLICANT SELECTION CRITERIA

Every applicant applying for an apartment at Birchwood must meet the following criteria.

1. CREDIT REFERENCE:

1. No reports of more than three (3) ratings less than a "1" rating.
2. No bankruptcy within the last two (2) years, and good credit history must have been established.
3. No judgments/collections actions from previous landlord.
4. No credit accounts over 60-days delinquent.

2. LANDLORD REFERENCE:

1. Must have been resident for a minimum of six (6) months with current landlord or have two (2) **good** landlord references.
2. No history of non-compliances with lease agreement, i.e., noise violations, past due rent (late three (3) times in six (6) months), or property damage.
3. No previous evictions.

3. EMPLOYMENT/INCOME QUALIFICATIONS:

1. Must be employed for a minimum of six (6) months for current job, plus one good past reference.
2. Must have income to support rental and utility payments, income must be three (3) times the rental payment plus utilities.

4. OCCUPANCY STANDARDS:

1. Management has set the following occupancy standard.
1 Bedroom 2 persons
2 Bedroom 3 persons

5. NO PETS ALLOWED AT ANYTIME!

**6. NO SMOKING ALLOWED ON PREMISES INSIDE OR OUT BY
TENANT OR GUESTS**