

Birchview Apartments

2601 / 2602 Ardsley Circle
Madison, WI 53713

Criteria for Applicant Approval

Management reserves the right, at their discretion, to accept applicants with certain sub-standard criteria based on examination of individual circumstances.

- **Birchview Apartments is a NON-Smoking Property**
 - Anything that produces smoke or vapor is prohibited, and are cause for eviction if violated anywhere on premises.
- **Income**
 - Income must be verifiable, and lawful.
 - Income must be at least 2.75 times rent (2.75 x Rent = _____)
 - Applicant must cover employment verification fees, or present current verification if requested.
- **Rental References**
 - All applicants must have a good rental history.
 - Minimum 12 months of tenancy must be accounted for and verifiable.
 - Applicants with no rental history must have co-signer.
 - Relatives are not considered rental references and will not be accepted.
 - No evictions in the past 5 years. Special circumstances surrounding evictions may be considered.
- **Credit Check**
 - Landlord reserves the right to check credit history at their discretion, fees may apply.
 - No credit history is acceptable; Co-signers are not acceptable to cover bad credit.
- **Background Checks Include but are not Limited to:**
 - Disorderly Conduct – 5 years
 - Destruction of property – 7 years
 - Felony Charges or Drug Related – Landlord Discretion
 - Co-signers are not acceptable to cover criminal history.
- **Occupancy Standards**
 - Two adults maximum (four persons allowed if immediate family)