**Resident Selection Criteria**

* **Full-time student restriction:** The entire household **must NOT be comprised of full-time students.** A household that is comprised entirely of full-time students may still be eligible to reside at Baker Lofts only if at least one member is:

a. Married filing a joint tax return;

b. Receiving assistance under Title IV of the Social Security Act (welfare);

c. Enrolled in a job training program receiving assistance under the Job Training Partnership Act (JTPA) or under other federal, state or local laws;

d. A single parent receiving AFDC payments with minor children who are also students; or

e. A single parent with minor children; or

f. formerly part of a state or local foster care program.

* **No felonies.**
* **Applicant must past background & credit check.**
* **Applicant must make at least 2-2.5 times the rent.**
* **Good rental history. No evictions within the past 3 years.**
* **Smoke Free Building**
* **Copy of Social Security Cards for each resident.**
* **Copy of Birth Certificate for each resident under the age of 18 years old.**

**Income and Rent Limits:**

**40% Income Limit (Annual Gross Income Cap)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **1 Person** | **2 People** | **3 People** | **4 People** | **5 People** | **6 People** |
| $18,720 | $21,400 | $24,080 | $26,720 | $28,880 | $31,000 |

|  |  |  |
| --- | --- | --- |
| **40% Rent** | **1 Bedroom** | **2 Bedrooms** |
| Per month | $501 | $602 |

**60% Income Limit (Annual Gross Income Cap)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **1 Person** | **2 People** | **3 People** | **4 People** | **5 People** | **6 People** |
| $28,080 | $32,100 | $36,120 | $40,080 | $43,320 | $46,500 |

|  |  |  |
| --- | --- | --- |
| **60% Rent** | **1 Bedroom** | **2 Bedrooms** |
| Per month | $752 | $903 |

**Application Fee: $25 per adult**

**Security Deposit: 1-1 ½ month’s rent**

**Holding Fee: $100 (does not guarantee unit until compliance approved)**

**Non-Refundable Up-front Pet Fee: $300 per pet**

**Pet Fee: $25 per month per pet**

**2 Pet Maximum**