



Resident Selection Guidelines:

Tiger Properties of Clemson, LLC adheres to the Federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulates that it is illegal to discriminate against any person in housing practices based upon race, color, religion, sex, national origin, disability, or familial status.

The following guidelines must be met in order for your application to be approved for your tenancy with Tiger Properties. Your application will be denied if you falsify any part of the application and/or do not meet the guidelines listed below.

Employment History: A minimum of six (6) months employment must be verified. If your current employment is less than six (6) months, your previous employment will be considered provided it is consecutive with your current employment. This is required or you will need a guarantor who meets the requirements listed below..

Rental History: A minimum of six (6) months current and/or previous rental history must be verified. This must have been under a legal contract or obligation. Negative rental history will not be accepted and will result in an automatic denial of your application, unless you are moving from your primary guardian's home for the first time.

Income History: Your gross monthly income must equal three (3) times your monthly rental rate. Should your employer not verify your income, you will be required to provide a copy of your current pay stub. If you are self-employed, your last income tax filing will be sufficient. If unemployed, a guarantor is required.

Credit History: Credit references will be verified through AppFolio and must be in good standing. Applicants with negative credit history may be denied or required to pay an additional security deposit and/or additional month's rent in advance.

Guarantor: You may obtain a guarantor if you are a first time renter and meet the income, credit and employment requirements. The guarantor must meet the following requirements: income of three (3) times the monthly rent, positive credit history, rental history and one (1) year employment history.

Background Check: A background check will be conducted through Appfolio. Any type of felony conviction will cause your application to be rejected.

Applicants must be at least eighteen (18) years of age.

Application fee payment must be made when the application is submitted, and can be paid via certified check, cashier's check, money order, or paid online. All applications paid with a personal check are subject to a hold until funds clear.

To process your application, you will need to bring the following:

- Photo ID, Social Security #, Phone #, an active Email address
- Two copies of recent pay check stubs (if applicable) or have a Pre-Leasing Guarantor
- Copy of any scholarships or academic aids used for proof of income.
- Application fee

*Renter's Insurance with animal rider required for residents with animals, ask about requirements/details.