

Qualifying Criteria for the City of Raleigh Housing Program

****We will need to see a birth certificate and social security card for each leaseholder or permitted occupant.**

*****"No Co-Signers" accepted**

Income cannot exceed 50% of the current year's median income for the Raleigh area based on family size. Please see the table below. Re-certification is required at each lease renewal and is based on 60% of the median income. **There is no cost to the tenant for the Re-Certification process.**

Family Size	1	2	3	4	5	6	7	8
Max income	\$28,000	\$32,000	\$36,000	\$39,950	\$43,150	\$46,350	\$49,550	\$52,750

Income cannot exceed 80% of the current year's median income. Re-certification is required at renewal.

NEW BERN AVE. PROPERTIES ONLY

Family Size	1	2	3	4	5	6	7	8
Max income	\$44,750	\$51,150	\$57,550	\$63,900	\$69,050	\$74,150	\$79,250	\$84,350

Credit

Current credit history of any account rated worse than a "5" is not acceptable. Bankruptcy will not affect your current credit status if new accounts have been established for at least one year since discharge of the bankruptcy and those new accounts have acceptable credit ratings. Judgments for previous rentals or utilities are not acceptable.

For those with credit ratings issues, but a satisfactory credit history throughout the last 12 months, consideration will be given PROVIDED a satisfactory rental payment history for the previous 12 months can also be verified.

Rental History

Any history pertaining to a previous or current rental with balances owed for rent or damages is not acceptable. Late payments exceeding three in one lease term is not acceptable.

Criminal Records Search

A search for criminal history will be conducted on all members of the household eighteen (18) years and older. Criminal searches are run for states in which applicant has lived, as indicated on the application and on the credit report. Felony convictions are not acceptable. Misdemeanor convictions related to drugs or physical violence are not acceptable. **During the re-certification process at lease renewal, criminal records searches will again be conducted.**

NO PETS ARE PERMITTED IN OR ON THE PROPERTY OF A CITY OF RALEIGH UNIT.

The application fee of \$30.00 is required for each adult residing on the property. Married couples are only charged one \$30.00 fee. Application fees are not refundable. Applications are not processed until all applications and fees are received in Barker Realty office.

The property for which you apply is not considered leased until your application is approved, you have signed a lease, and your security deposit has been paid in full. Security deposits must be received and leases must be signed within twenty-four (24) hours of notification of application approval or on the next business day, whichever comes first.

The Fair Housing Act prohibits discrimination in the sale, rental, or financing of housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. Federal law also prohibits discrimination on the basis of age.