

Park Forest Cooperative III

STANDARDS OF ADMISSION

AREA J

A \$25.00 application processing fee is required for each individual applying 18 years and older. Proof of income, a copy of last year's W-2 form, and at least 3 current consecutive pay check stubs. Also a copy of your driver's license or state ID. An application will not be processed without this information.

Area J Financial Qualifying Standards for Membership:

FICO score required:

600 minimum required; absence of credit for scoring will not disqualify applicant

Annual Income Minimum Standards:

Single buyer:	25,000 in shareholder income
Two buyers, both shareholders:	20,000 or more in one income, 25,000 combined
Two buyers, one shareholder:	25,000 in shareholder income
Dependents:	An additional 1,000 income required for each
Seniors (62+)	16,000 in required income from one shareholder
Permanently Disabled	16,000 in required income from one shareholder

**Overtime income may be considered if consistent for the last 3 months

**Child support may be considered with conditions—

--Court ordered decree or judgment required; no informal agreements

--Birth certificate of each applicable child

--At least 3 years support remaining for each child

Employment tenure:

3 months minimum if not self-employed or a letter from employer if shorter tenure

Qualifying Ratio for debt:

Combined monthly obligations (revolving debt/installment debt/housing /loans) may not exceed 41 percent of purchaser's gross income.

Credit Standards:

Collections:

Any collections shown on an applicant's credit report under \$5,000, can be ignored as a disqualifying factor. When in excess of \$5,000, the applicant must adhere to the existing requirements for collections:

--If collections are over 5,000, they may be considered with a payment plan and proven 3 month history of timely payments. Monthly payments are to be included as monthly obligations.

Personal Bankruptcy:

Chapter 13: Considered with 12 months timely payments and trustee approval

Chapter 7: Considered after 2 years from discharge and with reestablished credit scoring 620 or higher

Foreclosure: Considered after 1 year and with qualifying credit scores

Federal obligations: No Federal obligations will be considered including tax liens and student loans in default

Judgments: All Judgments must be paid in full prior to approval. Any open judgments at the time of credit reporting must be paid in full. Proof of payment, satisfactory to the Area J Association, must be provided before approval will be considered.

Student Loans:

**Must be in good standing, no defaults

**Student loans will not be considered debt obligation if deferred for more than 13 months beyond the date of closing

**If student loan obligation is deferred LESS than 13 months from the date of closing the monthly obligation will be determined as 2% of the total balance of those loans coming due in less than 13 months

Self employed applicants:

**Last 2 years tax returns required

**If application is made after the first quarter of the current year a P and L statement is required

**If the current stated income exceeds the previous 2 year income average, and is needed to qualify, then a signed quarterly return from the IRS or a signed quarterly audited P and L is required

Non-citizen permanent resident applicants:

**Documentation of residence status

**Applicant must meet all Area J qualifying standards

**Continuing and foreign income is established with 3 years of tax returns, accounting records, and/or bank statements

Earnest money put down on a unit must be in the form of a cashier's check or money order. The amount is \$1,000.00 and is made payable to Park Forest Cooperative III. Earnest money and sales agreement are to be brought to co-op office by the buyer. There must be 5 working days between the closing date and the possession date. Please be sure that a time for closing is also noted on the sales agreement (Hours for closings are 9:00 a.m. – 4:00 p.m. Monday – Friday).

**ONLY 2 CATS ARE PERMITTED AND MUST BE KEPT INSIDE THE HOUSE UNLESS THEY ARE LEASHED.
NO MOTORCYCLES ARE ALLOWED ON AREA J PROPERTY; PUBLIC STREETS ARE PERMISSIBLE.
ABSOLUTELY NO DOGS!**

Amended: 2/24/15