APPROVAL REVIEW

EFFECTIVE IMMEDIATELY

To all Realtors and Potential Purchasers

The Jockey Club Phase 1 approval process/criteria is based on standard industry guidelines outlined below. At time of approval, potential purchaser should supply all the following documentation:

- **Credit Score of 680 or greater**
- **Maintenance Payment to Monthly Income Ratio of not greater than 28%**
- **Total Debt to Monthly Income Ratio not greater than 36%**
- **Down-payments of 20% are required**
- **Must provide evidence of cash origin for cash purchases transactions**
- **Must complete Jockey Club Phase 1 Buyers Application Package**
- **Copy of Driver's License for all individuals planning to live at residence**
- **Vehicle information including registration, make, model and tag number**
- **Employees should submit application with last 2 paystubs**
- **Must submit the past 2 years of completed tax returns**
- **All individuals must submit the last 2 months of bank statements**