

College Living Applicant Eligibility & Screening Criteria

College Living specializes in providing housing for the University of Maryland community and individuals affiliated with institutions of higher education. To be eligible to lease a property with College Living, an applicant must meet all of the following requirements:

Eligibility

Applicants must be one of the following:

- A student enrolled in an accredited college, university, graduate school, professional school, or trade school;
- A University of Maryland or USM faculty or staff member;
- A University of Maryland or USM researcher, postdoctoral scholar, contractor, consultant, or other affiliated personnel;
- A University of Maryland or USM retiree or emeritus faculty/staff member;
- An employee, contractor, researcher, entrepreneur, or other individual affiliated with the University of Maryland Discovery District, MTECH, or another University-affiliated research, innovation, or business program; or
- Another individual or organization with a documented affiliation to the University of Maryland community, as determined by College Living under its uniformly applied eligibility standards.

Corporate leases may also be approved for businesses, religious institutions, government agencies, educational institutions, hospitals, or other organizations leasing housing on behalf of eligible employees, students, or other affiliates.

Financial Qualification

Applicants must demonstrate the ability to satisfy the lease obligations by meeting one of the following:

- Gross monthly income of at least three (3) times the monthly rent; or
- Approval of a qualified guarantor who satisfies College Living's guarantor requirements.

College Living accepts all lawful and verifiable sources of income. Income may include employment earnings, self-employment income, scholarships, student financial aid including student loans, fellowships, assistantships, grants, retirement benefits, pensions, trust income, housing assistance, government benefits, or other lawful sources, provided the income can be adequately verified.

Verification

Applicants may be asked to provide documentation verifying:

- Identity;
- Eligibility under the above affiliation requirements;
- Income or guarantor qualifications; and
- Other information reasonably necessary to complete the screening process.

Equal Housing Opportunity

College Living is committed to providing equal housing opportunities and conducts all applicant screening in accordance with applicable federal, Maryland, and Prince George's County fair housing laws. Applicants are evaluated using uniformly applied, objective screening criteria without regard to any characteristic protected by law. Reasonable accommodations and reasonable modifications are available for qualified individuals with disabilities in accordance with applicable law.