



2607 Golder Ave.
Odessa, TX 79761
www.foxwest.us

Phone: 432.272.0048
Fax: 432.732.1111
Email: Kelly@foxwest.us

Owner Financing Qualifying Criteria

1. All owner financing applications must be fully completed, dated, and signed by each applicant and all co-applicants. Spouses can complete one application.
2. Each applicant must provide government photo identification and allow it to be photocopied.
3. Each applicant must provide a Social Security card and allow it to be photocopied.
4. Employment and monthly income must be verifiable. Total monthly income of all applicants must be 2.5 times the monthly mortgage. (Otherwise, a guarantor is necessary.)
5. A minimum FICO or credit score of 600 is required. However, at the owner and/or property manager's discretion, lower credit scores are approved if good rental/ownership history is verified and/or additional down payment is provided by the applicant(s).
6. The rejection of one co-applicant shall be deemed as a rejection of all co-applicants.
7. Applicant(s) may be denied for the following reasons:
 - a. Falsification of application by any applicant.
 - b. Incomplete application by any applicant, or omission of pertinent information.
 - c. Insufficient income for each applicant.
 - d. Poor credit history of any applicant (credit reports are obtained).

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, or familial status.

Generally, the applicant for a property is selected on a first come, first serve basis if the applicant is approved for all application selection criteria. However, in some situations, if multiple applications for a property are delivered on the same day, the applicant with the most favorable credit, rental history, and/or income will be selected.