



Rental Criteria

Application Process

- We provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, handicap, national origin, family status, age, sexual preference, or source of income.
- Complete one rental application per adult, picture identification & social security cards are required to be shown.
- We review completed application in order in which we receive them.
- We require a \$25.00 applicant screening charge per applicant before starting the application process.

Income Requirements

- Monthly household income of at least 2 1/2 times the stated monthly rent.
- Some form of verifiable income will be required. This may include current paycheck stub, alimony/child support, social security, unemployment insurance benefits, tax records, etc.
- A cosigner will be required if applicant has no rental history, or insufficient income.

Rental History Requirements

- One year of verifiable, positive rental history within the last 2 years is required.
- Multiple applicants will be required to have 12 months positive joint rental history.
- Home ownership will qualify if mortgage payments are current.

Credit Requirements

- Outstanding bad debt of more than \$1,500.00, 3 or more collections reported by the credit bureau, or bankruptcy reported by the credit bureau will require a larger security deposit.

Application Approval

- If the application is approved, you will be required to put a \$350.00 security deposit to hold the apartment until move-in date. Upon move in, you will be required to sign a rental agreement and deliver the rest of your required security deposit and first month's rent.

Grounds for Denial

- Owe money to and/or receive a poor reference a previous landlord.
- Eviction within the last 5 years, that was not dismissed or applicant did not prevail in the eviction case.
- If we are unable to verify information on the application, or inaccurate and/or falsified information.
- If your income is not verifiable.
- Four or more 3-Day notices and/or, Two or more returned checks in a one-year period.
- Conviction, guilty plea, or no-contest plea for any felony ever involving serious injury, kidnapping, death, arson, rape, sex crimes, extensive property damage, or drug-related offenses, class A/felony burglary or class/A felony robbery.
- A conviction, guilty plea, or no-contest plea for any other felony not listed in previous paragraph within the last Seven years.
- A conviction, guilty plea, or no-contest plea for any misdemeanor or gross misdemeanor involving assault, intimidation, sex-related, drug-related, property damage, weapons charges, within the last seven years. Pending charges in any of the above paragraphs will result in a suspension of the application process until the charges are resolved. No apartment will be held waiting for resolution of pending charges.