



Rental Criteria/Requirements

- 12 months valid and verifiable rental history (meaning a written lease or month-to-month agreement)
- Credit History - At least 3 accounts established for 1 year in good standing (we do not run your score)
- Employment - 12 months on the job or previous employment in same kind of work
- Income – three times (2.5-3x) the rental amount (only gross income considered)

Grounds For Denial (Applies to all applicants)

- False, inaccurate, misleading, or incomplete applications
- Verified eviction showing on credit report or confirmed with previous/current landlord
- Outstanding balance owed to a landlord, property owner, or property management company
- Extreme negative and adverse rental history (documented complaints/damages, multiple late payments or 72-hour notices to pay (or vacate) with statement by landlord of “Would Not Re-rent”
- Unverifiable social security number
- Delinquencies with utility companies
- Breaking lease agreement that will result in collection filing
- Convicted Felon
- Sexual Offender

Application Fees (Non-refundable)

1 APPLICANT = \$35

ROOMMATES = \$35 (each applicant must complete separate applications)

MARRIED APPLICANTS = \$70 (\$35/each – **both spouses must complete separate applications**)

NOTE: An applicant constitutes all potential household members that are 18 years of age or older.

Security Deposit

- Equivalent of one month’s rent or may require a double-deposit depending on credit history
- Once an application has been accepted, the applicant has 24 hours to schedule a lease signing
- First month’s rent (prorated) and Security Deposit are due at the time of lease signing (in full). Both must be in the form of cash, money order, or cashier’s check. (Online payments are also accepted)