

Rental Criteria Guidelines

Rental History:

- Twelve (12) months of verifiable rental history or home ownership.
- NO evictions
- NO outstanding money owed to a landlord or Property Management company.
- Proper notice given to current or previous landlords.
- We reserve the right to deny your application if we are unable to verify your rental history.
- We reserve the right to deny your application based on poor rental history.

Employment History:

- Twelve (12) months of current employment or twelve (12) months in a similar job.
- Self-employed persons will need to show proof of income (tax returns, etc.)
- Other stable income may be acceptable if NO employment.

Income Requirements:

- Gross income (including co-applicant) shall be A MINIMUM of three (3) times the rent amount.
- Income may include sources other than employment.
- Ability to pay all deposits and rent in full, prior to move-in.

Credit Requirements:

- One (1) year of established credit history.
- All Credit Accounts must be current.
- No undischarged bankruptcies.
- One (1) year of established credit after bankruptcy.
- We reserve the right to deny your application based on poor credit history

Criminal Records:

- Criminal convictions may result in the denial of your application. **CRIMINAL BACKGROUND CHECK:** The rental application will be declined if in the last six (6) years, you have had a conviction of any type of crime that would be considered a serious threat to rental property or to other residents' peaceful enjoyment of the premises. Negative background checks are described as including, but not limited to, any of the following items: Conviction of a felony, Convicted for domestic violence, Convicted for drug possession or trafficking and/or Convicted for theft or burglary.

Occupancy Limit:

- The number of occupants per unit is limited to no more than 2 people per bedroom plus one, unless local fire safety codes are more prohibitive.

I.D. Required:

- Each applicant over 18 years of age will be required to produce a photo I.D. (a driver's license or other government issued photo identification card).
- Material false information on your application may result in denial.

FAILURE TO MEET ANY OF THE ABOVE CRITERIA MAY
RESULT IN THE DENIAL OF THE APPLICANT TO RENT.