

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.
- Applicant shall have no history of noise complaints or rules violations at previous address.

Employment History:

- Twelve (12) months of current employment.
- 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.

Credit Requirements:

- Minimum credit score of 650
- One (1) year of established credit history.
- All Credit Accounts must be current.
- No undischarged bankruptcies.
- One (1) year of established credit after bankruptcy.

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 and Additional Rules:

- 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.
- One Vehicle per Lease Holder
- Pet Requirements
 - NOT ALLOWED-Pitbull, German Shepard, "Husky" Alaskan Malamute, Doberman Pincher, Chow Chow, Great Dane, Wolf Hybrid
 - Maximum weight limit: 30 lbs.
- Courtyards is a non-smoking property. Tenants may smoke outside their unit.

Required Documents:

- 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).
- Most recent three (3) months proof of employment.

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