
RENTAL QUALIFICATIONS

Criteria for Qualifying as a Resident

Application:

A completed and signed application and \$40 Processing Fee for every applicant of legal adult age (18 years of age and over).

In order to approve your application as quickly as possible, please make sure that you meet these qualifications and provide us with the necessary documentation to research them. Please consider asking your employer/landlord to reply to our inquiries quickly to secure your new home.

Income:

Verification of employment - which can include an employment commitment letter on company letterhead or the most recent months paystubs. If self-employed, must show last 2 years of tax returns, as well as 3 months of current bank statements. Child support and or alimony income must be verifiable as regularly received. Total gross monthly income must equal three times the rental amount.

Background Checks:

- Positive Credit History: A credit report will be processed.
- Evictions: Any report with evictions could be cause for denied application.
- Criminal Check: In conjunction with our association with local Crime Free programs, results could lead to denied application.

Residential History:

Five years of positive, consecutive, verifiable rental history. Please provide telephone numbers of landlords, owners, or agents, and include your previous addresses, with zip codes, as well.

Management reserves the right to make exceptions to above conditions based on allowing or requiring additional deposit monies, prepaid rent, and/or a co-signer agreement.