

Application Screening Criteria

Applicant must be at least 18 years old or legally emancipated, or married to a person who is at least 18 years old or legally emancipated. All persons 18 years and older, or emancipated minors, are required to fill out a separate application and pay a separate application processing fee.

Credit: Applicant must have acceptable credit history with no bankruptcies in the past 5 years. Lack of credit history will be considered as neutral credit history.

Occupancy: Occupancy Standards: Limited to 2 persons per bedroom plus 1.

Income: Legal and verifiable gross household income must equal at least 3 times the monthly rental rate.

Rental History: Applicant must have positive rental history with no evictions for the previous 5 years. Lack of rental history will be considered as neutral rental history.

Co-Signers: Owner does not accept co-signers.

Pets: Cats allowed at some properties (please review listing). Approval for dogs is subject to breed restrictions. For approved pets, there will be a \$50 per month per pet increase in the rent, and the security deposit will be raised by \$100 for each pet.

Application Verification: Owner/manager will access and verify your credit standing through one or more national credit reporting agencies. Your application may be denied for any of the following reasons:

- Credit report contains multiple negative accounts or collections.
- Number of occupants exceeds occupancy standard.
- Gross household income is less than 3 times the monthly rent.
- Unfavorable rental references.
- Prior eviction, foreclosure, or repossession in the past 5 years.
- Incomplete or unsigned rental application, or unverifiable information.
- False information given on the application.
- Threatening or abusive behavior or language during the rental process.

Documentation Required to Process Application:

- A separate signed application with all information completed,
- A processing fee of \$35.00 per adult in the form of cash or money order, and
- Copies of the following items for the owner's records:
 - A valid driver's license or legal identification card with viewable picture,
 - A valid social security card or pay-stub with full social security number, and
 - Income verification in the form of check stubs, bank statements, W-2 forms, or tax returns for self-employed applicants.