

Application Criteria

Please read the following application criteria. If you feel you meet the criteria for qualifying, we encourage you to submit an application. Only one application will be processed at a time in the order they are received. Incomplete applications will not be considered. All applicants or applicants' representatives must view the interior of the unit before an application is processed.

Applicants:

- Each person 18 and older must complete and sign an application.
- A \$40.00 cash or money order non-refundable screening fee per applicant must accompany all applications.
- Multiple parties' applications will be reviewed once each individual has turned in a complete application and paid the non-refundable screening fee.
- The demeanor, behavior and attitude of applicant(s) during the application process will be considered.

Income/Employment:

- Net income may be 3 times the amount of monthly rent.
- Proof of income may be verified from copies of the prior month's pay stubs, employer statement of income, or tax records.
- Self-employed applicants must provide copies of most recent tax return and 3 months' bank statements.
- Unverifiable income will not be considered.

Rental History:

- All current and previous contractual rental history from a current third party landlord (unbiased/unrelated sources) for the last five (5) years will be verified.

Credit/Public Record/Criminal Background:

- A credit, criminal history and prior eviction report may be obtained for each applicant.

Animals:

- For some properties, animals may be considered based on the strength of the application pending breed, weight and age of animal. Two close-up photos (different poses) of each animal must be submitted with application.

Condition of Move-In:

- All units are non-smoking.
- Upon approval, applicant has 24 hours to accept property. Unit remains on market until approved applicant signs rental agreement and pays move-in costs in full.
- Each applicant must provide 2 pieces of ID, one including a government issued photo ID and signature (e.g. driver's license or military ID) at time of lease/rental agreement signing.
- Applications are valid for 30 days upon receipt.

Grounds for Denial:

- It is the responsibility of the applicant to provide the information required on the application. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your information.
- Dwelling unit has already been rented.
- Negative, unacceptable, insufficient or unverifiable reports from references or other sources regarding income/employment, rental history, credit, criminal history and public record information.
- Information that is incomplete, inaccurate, falsified or unverifiable may be grounds for denial of the application or subsequent termination of tenancy.
- Any applicant currently using illegal drugs or reporting a conviction for the illegal manufacture or distribution of a controlled substance. If approved for tenancy and later illegal drug use, manufacture, or distribution is confirmed, eviction shall result.
- Any individual, whose tenancy may constitute a direct threat to the health and safety of any individual, the unit, or the property of others.