

Qualification Criteria for Renting

Applicant Requirements:

All applicants (18 years or older) applying must have:

- A favorable credit history with a minimum credit score of 700.
- Verifiable household income that is at least 3.5 times the monthly rent
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Current Renter's Insurance (*optional*)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant does not have any criminal convictions for crimes considered harmful to people or property.

Required Documents: *Please bring the following with your completed application to rent.*

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. (*Note: Military ID cards are not accepted*)
2. **Proof of Income:** Four pay stubs with year-to date, proof of child and/or spousal support payments; proof of social security income, disability or other government income, state, county, city awards vouchers, proof of retirement or trust fund account, etc. **Combined gross monthly income of all lease holders must be at least 3.5 times the monthly rent.** All *Self-employed applicants must bring copies of the past three year s tax returns.*
3. **Application Fee:** An application fee (*online, cash, money order, or cashier s check*) in the amount of \$42.00 for the purpose of obtaining tenant screening reports is required for EACH application.
4. **Proof of Renters Insurance:** (*if required*) Prior to move-in, you must provide the Declaration Page showing:
 - Minimum of \$100,000 liability coverage
 - Policy equal to or greater than the term of the lease
 - The property and address added as additional insured (to notify management, in case policy is terminated)

If you have any questions, please call us at 866.880.8803.

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.

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