

Welcome Future Resident!

Rental Application Evaluation Criteria

All business is conducted in accordance with the Federal Fair Housing Law. We do not discriminate against any person regardless of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin.

Age Requirement:	Each Occupant 18 years and older will be required to complete an application. Each applicant must be of legal contractual age as required by state law.
Income Requirement:	The gross monthly income of the applicant(s) must be 3.5 times the market rent. All income must be verifiable. Income that can be considered includes salary, interest or dividend income, social security income, pensions, or any self-employed or business income.
Income Verification:	The applicant must have verifiable employment and/or income. Income tax returns or social security check stubs must be provided to verify employment and/or income of self-employed or retired applicants.
Credit History:	Security deposit fee will be equal to one month's rent with a credit score of 650 or higher. A credit score below 650 will require a double deposit or an approved Co-Signer.
Co-Signer Verification:	The co-signer's income must meet or exceed (3) three times the monthly market rate amount plus the co-signer's own monthly market rate and mortgage obligation. This option will not be available for poor credit history, poor rental history, or previous evictions.
Self-Employment:	Must provide the previous (2) two years personal income tax return as evidence of sufficient income. Applicants who hold jobs that are commission only, base salary plus commission, tips or bonuses will be considered self-employed.
Residency:	Up to (3) three years residency history will be reviewed and must exhibit no derogatory reference. Current and previous rental or mortgage history must include timely rent payments, fulfillment of terms and adherence to rules and regulations.
Occupancy Standards:	No more than (2) two persons per bedroom shall occupy the premises.
Criminal:	Applicants must have no criminal convictions involving, but not limited to, violence, fire arms, illegal drugs, theft, and crimes involving theft, destruction of property or any crimes involving minors. All applicants and occupants over 18 will be screened for criminal and sex offense history.
Social Security:	All applicants over age 18 must provide a valid social security number.
Application Fee:	\$35.00 non-refundable fee. No application will be processed without the application fee.
Photo ID:	Current Driver's License or Photo ID required with application.
Pets:	All pets are subject to property policies and fees.