



Tenant Qualification Policy

In order to promote a safe, respectful, and financially responsible residential community, all prospective tenants must meet the following minimum qualifications to be considered for tenancy:

1. Application

Each resident aged eighteen (18) years of age or older must submit a separate rental application. Your application will be denied if all portions are not fully completed. If you misrepresent any information on the rental application your application will be denied.

2. Criminal Convictions

If you have been convicted of manufacturing or distributing a controlled substance as defined in sec. 102 of the Controlled Substances Act (21 U.S.C. 802), your application will be denied. If you have been convicted of any other crime that shows a demonstrable risk to tenant safety and/or property, your application may be denied after consideration of the nature and severity of the crime and the amount of time that has passed since the criminal conduct occurred. Additional factors may also be considered on a case-by-case basis. You should provide any mitigating information or documentation that you would like to be considered regarding any prior conviction along with your application.

3. Prior Evictions

If a judgment of eviction has been entered against you within the last eight (8) years your application will be denied.

4. Financial Background

Your application will be denied if a money judgment has been entered against you within the last eight (8) years and you have not satisfied the judgment by paying all monies owed. Your application will also be denied if your credit report indicates that you have an account that is past due more than sixty (60) days. If you have only one minimally past due account, your application may still be considered if a reasonable explanation for the delinquency is provided.

All submitted applications will be subject to a comprehensive screening process, including but not limited to background checks, credit history evaluation, and rental history verification.
