



Please review our listed criteria. If you feel you meet the criteria, please apply. Please note that we provide equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, marital status, sexual orientation, lawful source of income, age, ancestry.

Applicant Screening Criteria

APPLICATION: Each adult (18 years or older) must complete a rental application in its entirety. Your application will be denied if all portions are not completed. You will be denied if you misrepresent any information on the application.

RENTAL HISTORY: It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you previously owned property rather than renting, you may need to provide references from your mortgage company. A negative reference or inability to get a reference by current or former landlord may result in denial.

PRIOR EVICTIONS: If a judgement of eviction has been entered against you within the last 7 years your application will be denied.

INCOME: We must be able to verify independently the amount and stability of your income through your most recent paycheck stub, or employer hire letter. If self-employed you will need to provide a your most recent tax records and the last three months of bank records. Monthly income must be more than three (3) times the total monthly rent.

CREDIT SCORE/FINANCIAL BACKGROUND:

- Application will be denied if your credit score is 599 or lower.
- Credit Score of 575-599 may be accepted with an approved cosigner with credit score of 650 or greater. Cosigner must also meet all screening criteria, in addition to providing proof of income for 4 times the rent rate. *This credit score does not qualify for any discounted security deposit specials.*
- Household applicant with credit score of 575-599 may be accepted if the other applicant(s) is approved with credit score of 650 or greater.
- Any unpaid collections or judgements, not related to medical or education expenses, may result in denial of the application.

CRIMINAL: Your application will be denied for the following reasons:

1. You are subject to a state lifetimes sex offender registry program; or
2. You have been convicted of illegally manufacturing or distributing a controlled substance as defined in sec 102 of the Controlled Substances Act (21 U.S.C. 802); or
3. You have been convicted of a felony or released from custody or supervision for a felony conviction, whichever occurred later, within the past 6 years, and the crime shows a demonstrable risk to tenant safety and/or property; or
4. You have been convicted of a misdemeanor within the last 3 years, and the crime shows a demonstrable risk to tenant safety and/or property.

For felony or misdemeanor convictions, other than for the manufacturing or distributing of a controlled substance and if you are subject to a state lifetime sex offender registry program, consideration will be given to the nature and severity of the crime, your age at the time of the conduct, and the amount of time that has passed since the criminal conduct occurred. Other factors may be considered on a case-by-case basis. You should provide any supporting information or documentation regarding any prior criminal convictions that Applicant would like to be considered.