



Acceptance Policy

We are an Equal Opportunity Housing provider

Generally, we allow no more than two people per bedroom. (Children of ANY age are people).

All prospective tenants age 18 or older must fill out a Rental Application, this includes any children ages 18 (as of the day you fill out the application).

Our screening process includes:

- Verifying information you provided on the Rental Application
- Confirming income
- Contacting present and previous landlords for rental history
- Obtaining credit reports from one or more credit agencies
- Reviewing public records, including criminal/court records

We accept the first applicant who meets our minimum requirements. An applicant meets our minimum requirements if they:

- Earn an adequate gross monthly income, usually equal to or greater than, 3 times the amount of monthly rent
- Has at least 2 years of verifiable, favorable rental history (not from family or close friends)
- Does not owe money to a current or former landlord
- Is able to pay the required rent and deposit
- Has 640+ credit score

Applicants not meeting the above criteria will result in one or more of the following:

- Denial of the application
- Requiring an additional deposit
- Requiring a qualified co-signer. Co-signers must have a 700+ credit score, gross monthly income of equal to or greater than 3 times the monthly rent, and 2+ years of good rental history.

Possible automatic denials:

- Recent Bankruptcy
- Balance(s) in Collection/Past due balance(s) shown on credit report
- Previous Eviction(s)
- Insufficient Income
- Criminal History (Depending on type,age,quantity,& time since last offense)

An applicant may be denied residency for incomplete or false information on his/her rental application, or failure to meet our minimum requirements.

The \$50 application fee is non-refundable (A copy of the Screening report will be provided upon request by applicant).