



APPLICANT QUALIFICATIONS

1. **Valid Identification** - Driver's license or other government issued photo I.D.
2. **Verifiable Income** - 3x the amount of the total rent amount divided by number of tenants.
3. **Rental History** - 12-month valid, positive rental history.
4. **Credit History** - Minimum score of 650 points.
5. **Verifiable Employment** - 12 months with current employer.
6. **\$50 Application Fee.**

**IF YOU DO NOT MEET ONE OR MORE OF THESE CRITERIA, YOU
WILL NEED A CO-SIGNER.**

GROUND'S FOR DENIAL

1. **Verified unpaid eviction showing on credit report or confirmed with landlord.**
2. **Unpaid rental collection verified on credit report.**
3. **Balance owing to landlord or utility company.**
4. **3 or more late payments and/or NSF checks within a 12-month rental period.**
5. **More than two (2) 10-day notices during a 12-month rental period.**
6. **Open (non-discharged) bankruptcy.**
7. **Falsification of rental application.**
8. **Breaking lease agreement that will result in collection filing.**
9. **Verified name and birth match of criminal conviction as follows:**
 - a. Determination as to criminal screening will be made on a case-by-case basis and based on several factors and information. There will be no automatic denial for arrests or criminal convictions except for: Manufacture and/or distributions of any federally controlled substance or felony convictions in the last 7 years.