



Application Process Information

All applicants over the age of 18 years old must apply. Each person applying must pay a non-refundable application fee. Application fees are \$50.00 plus tax and are non-refundable regardless of denial, cancellation by the tenant, or other.

Please check with the property manager prior to applying to confirm availability. Applicants living together are considered a set of applications. When multiple sets of applications are received all will be processed with the most qualified presented for approval. Roommates/Applicants qualify separately in each category except household income which is combined. It is up to each property owner to accept a co-signer. If a co-signer is requested, an application must be submitted which meets all the qualifying criteria.

A current government-issued photo ID is required. Applicant must be able to provide a legal presence in the US; a valid social security number, Visa, or Resident Alien Card is acceptable proof. Non-citizen applicants must provide a current and legitimate work permit.

As part of the application process and to determine your eligibility for tenancy, the following items are verified and evaluated:

- Credit
- Rental/Housing history
- Income
- Criminal background
- Debt to Income Ratio

Any criminal background or felony conviction that is deemed NOT to be a threat to the community **MAY** be considered. An applicant with a misdemeanor or felony crimes involving violence, intent to distribute or manufacture drugs, sex offenses, or threats to the welfare or health and safety of the community will not be considered. Registered sex offenders are disqualified.

There is no application fee for pets however they must meet the breed, height, and weight requirements as well as complete the pet application. Pet deposit and fees may apply. Please check the listing to determine if the property accepts pets. Service /emotional support animals must have a note from a doctor or have completed the "request for accommodation" form. Registration numbers/ documents will not be considered.

Renters insurance with a minimum coverage of \$300k is required for the term of occupancy.

The following are grounds for automatic denial:

- Falsifying any information on the application.
- Misdemeanor or felony crimes or public records involving violence, intent to distribute or manufacture drugs, sex offenses including registered sex offenders, or threats to the welfare or health and safety of the community.
- Active, open bankruptcy not discharged.
- Eviction or open landlord judgment.
- Collections account within the last seven (7) years. Some exceptions may apply.
- Open, unpaid, collections or judgment from a utility company within the last seven (7) years.



Credit

Favorable credit is required. A credit/VantageScore® provided by Experian will be run and evaluated for the following criteria:

- Minimum score 625 -- scores less than 625 may be evaluated. Score requirements may vary per property - check listing for details.
- 75% positive accounts - student loan & medical delinquency may be excluded.
- No credit at all may be evaluated.
- Bankruptcy must be discharged six (6) months or longer, proof of discharge is required.

In the event we are unable to approve your application based on credit requirements, a letter will be sent to the address on file explaining your right to dispute the accuracy of the information appearing in the report.

Rental or Housing History

Favorable rental reference and proof of timely rental payments from the previous landlord(s) OR verifiable mortgage timely payments are required:

- Two (2) years of verifiable current, consecutive, positive housing payment history from a legitimate source. Can be more than one address.
 - No more than four (4) late payments and/or no more than one (1) NSF with all fees paid in full.
- If Applicable
 - Proper notice must have been submitted.
 - Security deposit disposition evaluation.
 - Non-compliance letter evaluation.
 - Landlord comments regarding living conditions or other health and safety evaluations.
- No evictions/foreclosures within the last seven (7) years.

Income

Monthly income must be equivalent to three (3) times the monthly rent it must be current and show consistency. Annual and other income will be evaluated. There are several types of acceptable verifiable income any combination of the following is acceptable. If you have another source of income not listed below, we may be able to also consider it.

- 30 days of current pay stubs showing year-to-date wages.
- Self-employed applicants must provide the most recent signed tax returns and three (3) months' bank and profit and loss statements.
- Independent contractor, tips, and commission wages will be considered with a tax return or W-2.
- Bank statements or Trust accounts with liquid funds, showing a balance equal to the required monthly income requirements over the term of the lease.
- Government-issued- Military, VA, SSA, LES, Disability, Education, and other benefits.
- Retirement pension.
- Court-ordered child support, alimony, or palimony allocation, with proof.
- HUD/HOM Inc or HAP - evaluated per city and voucher



Maximum Occupancy Policy

Two (2) persons per bedroom

If "Den" has a closet the maximum occupancy will increase by one person.

More Information about VantageScore® 3.0 provided by Experian

Q: What is the VantageScore® 3.0 Credit Score?

A: VantageScore® is a credit score that was developed by the three national credit reporting companies (CRCs) — Experian, TransUnion and Equifax — using approximately 45 million anonymous credit files. Data, which was pulled equally from the three CRCs, included public record information, collections information, tradeline data, and inquiries. Unlike other scoring systems, the VantageScore® credit score is the most consistent, using only one model with one set of scoring calculations—this results in scores that are more uniform across all three CRCs.

Q: What range is used for the VantageScore® 3.0 Credit Score?

A: VantageScores are on a range of 300 to 850, which is the same range as a typical FICO score. A score closer to the maximum 850 means better credit.

The proprietary VantageScore formula is applied to the data on applicants' credit reports. AppFolio screening reports use Experian credit reports.

Q: What is the difference between VantageScore® and FICO®?

A: VantageScore® and FICO® created scoring models - software that can analyze a credit report to generate a credit score. The consumer risk score that VantageScore and FICO® create have the same goal: to predict the likelihood that a person will fall at least 90 days behind on a bill within the next 24 months.

Minimum Scoring Requirements

For VantageScore to create a credit score based on a consumer's credit reports, they'll need to have credit histories in the last 24 months. For FICO® to create a credit score based on a consumer's credit reports, they'll need to have a credit account (or "tradeline") that's at least 6 months old and activity on a tradeline during the previous six months (they don't need to be the same tradelines).

The Importance of Different Credit Scoring Factors

FICO® Scores consider 5 main categories of credit data from consumers' reports: Payment history, amounts owed, length of credit history, new credit, and types of credit in use. While VantageScore® 3.0 considers 6 main categories of credit data from consumers' reports: Payment history, depth of credit, utilization, balances, recent credit, and available credit. Within each category, FICO® and VantageScore may take different approaches to how they use or weight specific pieces of information. Three examples are how the scores treat revolving account balances (or credit utilization), collection accounts and hard inquiries.

Q: What goes into calculating a VantageScore®?

A: VantageScore® 3.0 considers 6 main categories of credit data from consumers' reports: Payment history, depth of credit, utilization, balances, recent credit, and available credit.