
When considering renting from us, please be informed of our process and rental requirements.

Be Prepared to:

- Pay the \$45 nonrefundable application fee as outlined in the listing
- Provide 5 years of residential history (rental or home ownership)
- Provide the current contact information for all rental references
- Provide verifiable income of 2.5x time rent, based on net income, not gross
- Provide a copy of a state issued id
- Provide a copy of a current utility bill to show current residence

Application Process

- Step 1: Submit your application online. Units cannot be viewed without an online application with photo id on file. Submit your application on our website at www.wilsonrm.com.
 - Each person over the age of 18 is required to submit their own application.
- Step 2: View unit. You can call the office within an hour of submitting your application online to schedule a viewing. If you do not call, we will contact you via email within 1 business day.
- Step 3: Ensure that all documentation required for your application has been submitted to ensure your application is complete.
- Step 4: Submit holding deposit. A holding deposit will not be accepted without a completed application or having viewed the unit (step 2 & 3).
- Step 5: We will begin verification of your application. You will be notified of acceptance or denial of your application at this step.

The following information will be accessed during the process of reviewing your application:

- Credit check through a 3rd party vendor
- Criminal background check through a 3rd party vendor
- Rental history confirmed through contacting previous landlords
- Verification of employment through contacting your current employer
- Current residence inspection (CRI)
- Service animal certification and/or a health care professional's statement if applicable

Criteria for Approval

- Total net income for all applicants needs to be 2.5x the rent, based on net
- Criminal history. We look at each crime on a case-by-case basis and will evaluate the type of crime, the age and time since the offense
- Residential history. 5 years of history must be verifiable. No previous evictions, broken leases, notices to comply, or money owed to previous landlord
- Credit – If credit score is under 650, an additional deposit *may* be required. If credit score under 600, a cosigner *may* be required. Poor payment history, collections, and bankruptcies may be reason for denial
- Co-Signers *may* be allowed if there is insufficient residential history, poor or no credit, and/or insufficient income. Co-signer must have verifiable net income of 4x the rent, proof of home ownership, and a credit score of 670

The following additional items may result in the denial of your application:

- Incomplete, incorrect, misleading, and/or fraudulent information on the application
- Assessment of the current residence inspection
- Adverse treatment of Wilson Estate employees during the application process

¡Hablamos Español!

Wilson Real Estate Management LLC abides by Equal and Fair Housing requirements.