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**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 **3 years of residential history** (rental or home ownership)
- Provide **current contact information for all rental references**
- Provide **verifiable income of at least 2.5x the rent**, based on **net (take-home) income**, not gross
- Provide a **copy of a state-issued ID**
- Provide a **copy of a current utility bill** showing your current residence

**Application Process**

- **Step 1: Submit your application online**  
Units cannot be viewed without an online application and photo ID on file. Submit your application on our website at [www.wilsonrm.com](http://www.wilsonrm.com).
  - Each person over the age of 18 must submit their own application.
- **Step 2: View the unit**  
You may call the office within one hour of submitting your application online to schedule a viewing. If you do not call, we will contact you by email within one business day.
- **Step 3: Submit all required documentation**  
Ensure that all required documentation has been submitted so your application can be considered complete.
- **Step 4: Application review**  
We will begin verification of your application. You will be notified whether your application is approved or denied.

If approved, you will have **48 hours to sign the lease and pay the security deposit**, or we may move on to the next applicant.

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

- Credit check through a third-party vendor
- Criminal background check through a third-party vendor
- Rental history verified through previous landlords
- Verification of employment through your current employer
- Current Residence Inspection (CRI)
- Service animal certification and/or a healthcare professional's statement, if applicable

**Criteria for Approval**

- **Income:** Combined net income for all applicants must be at least 2.5x the rent
- **Criminal History:** Each offense is evaluated on a case-by-case basis, considering the type of offense, age of the offense, and time since occurrence
- **Residential History:**
  - Three years of verifiable history must be provided
  - No previous evictions, broken leases, notices to comply, or money owed to a previous landlord
  - A Current Residence Inspection (CRI) may be conducted as part of the screening process to verify occupancy and assess the general condition of the residence.
- **Credit:**
  - 640 or higher: Standard approval; security deposit required
  - 580–639: Additional deposit or cosigner may be required
  - 579 or lower: Application denied

Credit reports will also be reviewed for:

- Bankruptcies within the past 5 years
- Three or more late payments within the past 12 consecutive months

- Accounts in collections or past-due balances  
Paid collections that can be verified may be reviewed individually.
- Cosigners:
  - Cosigners may be considered if the applicant has a credit score of 580–639, limited or no credit history, or insufficient income or residential history
  - Cosigners must have verifiable net income of at least 4x the rent, proof of home ownership, and a credit score of 670 or higher
- Additional Reasons for Denial
  - The following may result in denial of an application:
  - Incomplete, incorrect, misleading, or fraudulent information on the application
  - Results of the Current Residence Inspection (CRI)
  - Adverse treatment of Wilson Real Estate employees during the application process

¡Hablamos Español!

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