



BACKGROUND CHECK POLICIES

EFFECTIVE JUNE 20, 2025

DENIAL:

Conviction of any of the following regardless of when conviction occurred:

- Burglary
- Residential entry
- Drug trafficking/manufacturing
- Criminal trespass
- Stalking
- Invasion of privacy
- Battery or any violent offense
- Any sexual offense
- Any offense against a child
- Robbery
- Intimidation

Conviction of any other felony within the last seven (7) years* (EXCEPT the following: Operating While Intoxicated, Reckless Driving, Habitual Traffic Violator, Operating While Suspended Resulting in Bodily Injury)

Five (5) or more criminal convictions within the last twenty (20) years

Failure to disclose felony conviction on Application

Found in OFAC/terrorist database records

APPROVED WITH GUARANTOR REQUIRED:

Conviction of the following:

- Theft
- Check Deception
- Fraud
- Conversion
- Criminal Mischief
- Identity Deception

More than one (1) but less than (5) criminal convictions within the last seven (7) years

GUARANTOR GUIDELINES:

Guarantor must be a United States citizen and resident.

Guarantor required within 7 days of lease signing or prior to move in, whichever date comes first.

Guarantor may not be a co-tenant, except for a spouse who has been approved without a guarantor. Proof of marriage required.

ADDITIONAL GUARANTOR GUIDELINES FOR PARK NORTH, FAIRVIEW, BENDER ROAD, ALLEN STREET, AND FARM HOUSES PROPERTIES:

Guarantor must have a credit score of 700 or higher.

Only one application accepted every 90 days.

*If person served jail time or was on probation or parole, seven (7) years will not begin to run until the person was released from jail and probation or parole had ended.