

APPLICANT SCREENING CRITERIA

Application:

- Any person applying for a unit must be eighteen (18) years of age or older. Each applicant over 18 years of age must submit a completed application.
- Each applicant shall provide photo identification.
- Failure to meet the screening criteria may be grounds for: (1) the denial of the application, or (2) the requirement of a co-signer who will also be required to meet the screening criteria, and/or (3) the requirement of payment of an additional deposit.
- Information provided that is incomplete, inaccurate, illegible, or falsified may be grounds for rejection, or termination of the tenancy upon discovery.

Income:

- Combined household income shall be 2 ½ to 3 times the monthly rent.
- Applicant(s) shall show two years of consistent income/employment. It shall be the obligation of the applicant(s) to provide proof of income with pay stubs, tax returns or other financial data. Stability of the source and amount of income will be considered. All sources of income shall be legally obtained and verifiable.

Housing References:

- Applicant(s) shall provide information necessary to evaluate current and previous rental history for the past three (3) years. Information obtained from those related by blood or marriage may require a co-signer or an additional deposit.

Credit History:

- Applicant shall demonstrate a positive credit history. A valid explanation for negative items appearing on applicants credit report will be considered.

Arrests / Convictions:

- Conviction of a crime or misdemeanor is not an automatic disqualification to residency. Factors such as seriousness of the crime, length of time since the conviction and/or completion of sentence will be considered. Any individual whose occupancy could constitute a direct threat to health or safety of other individuals or could result in physical damage to the premises will be denied.

Demeanor and Behavior:

- The behavior and demeanor of applicant(s) during the application process will be considered.

Limitations:

- Occupancy, in general, may not exceed two (2) persons per bedroom.
- Smoking is permitted in certain properties.
- Pets are permitted in certain properties. Aid animals or modifications to the unit necessary to assist those with disabilities will be allowed.
- Vehicle parking may be limited at certain properties.

Acceptance:

- Acceptance or denial of the application may take up to seven days. When you are notified that your application has been approved, you have 24 hours to bring in a security deposit to reserve the unit and complete the reservation deposit form. The unit will not be considered reserved until the reservation deposit form has been completed.