

QUALIFICATION CRITERIA FOR RENTING

Before filling out an application, please review our list of criteria below. If you feel you meet the criteria please apply-because we would be happy to rent to you.

If you have any questions or concerns, please feel free to ask.

1. A completed and signed application from all proposed occupants over the age of 18 must be submitted. **ALL APPLICABLE LINES MUST BE FILLED IN.** Incorrect or misinformation will disqualify you as a prospective renter.
2. A **\$35.00** screening fee in cash, cashier's check or money order for the purpose of running credit and eviction reports is required with each application.
3. You must provide photo I.D. We accept Driver's license or State Issued ID card.
4. You must have a credit report that demonstrates a willingness to pay financial obligations in a timely manner.
5. You must have no records of eviction.
6. We may require favorable responses from references and previous landlords.
7. Employment history and sufficient income. We require monthly income of 2.5 times the amount of your monthly rent per applicant. Income must be verifiable through pay stubs, employer contract, or tax records. All other income, including self-employment must be verified through tax records.
8. Rental History must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords your application may be declined.
9. You will be denied if you have a conviction for any type of crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises.
10. Deposit amount will adjust based on credit worthiness. Deposit must be paid prior tenancy and is required to be made by cashier's check or money order.
11. We the right to accept the first qualified applicant.
12. **Please note that all of our properties are smoke free.** If you are applying to rent a single-family home you must smoke outdoors.
13. Co-signers are accepted if the co-signer is local, has excellent credit and is financially established, for example, owns real estate. Co-signer must provide application, as well as processing fee. NOTE: Co-signers may not be used for persons with bad credit, or bad rental history, but rather may be used to bolster a lack of credit history, or lack of income.

PLEASE REVIEW BOTH PAGES OF THIS DOCUMENT

Required information to be submitted with the application

1. Application screening fee in the form of cash, cashier's check or money order.
2. Picture ID.
3. Proof of income: Current paystubs or an official letter from your employer on company letterhead. For self-employed persons or 1099 applicants, your last two years of tax returns are required.