



Resident Screening and Rental Criteria

Thank you for considering renting one of our homes. Before you apply, please review our application criteria.

Rental and Criminal History Criteria

Your background check must show the following to be approved

Criteria	Timeframe Searched
No evictions filed	Past 5 Years
No unpaid rental collections	Past 5 Years
No felony convictions	Past 10 Years
No sex offender registration	Ever
Average credit score ≥ 575	As of application date

Income Verification Requirements

You must demonstrate your gross monthly income is at least 3x the rent by providing any of the following.

Income Verification Method	Document(s) Provided Must Show
Valid paystub(s) from most recent 30 days	Gross monthly earnings or Year to Date earnings
An official, notarized offer letter of employment	<ul style="list-style-type: none"> • Salary • Start date (must be within 30 days) • Human Resources contact information on company letterhead • Approved by authorized notary
Social Security earnings	Your most recent disbursement statement from the SSA.
Child Support	<ul style="list-style-type: none"> • A current court order • 3 months proof of payment
Self-Employment	Your most recent tax statement Or bank statements for 3 months.

Credit Score and Security Deposit Requirements

For any approved applicant, we require a deposit to secure lease.

Security deposit and 1st month's rent is due at lease signing. Sometimes 1st month's rent may be prorated if not signing the lease at the beginning of a month.

Credit Score	Refundable Deposit Required
No Credit Score	Not Qualified
< 575	Not Qualified
575 – 599	2 x monthly rent
600 – 649	1.5 x monthly rent
650 +	1 x monthly rent