

Qualifying Criteria:

- Household income must be 2.5x the rent (gross). If Section 8 recipient then this income requirement does not apply.
- All occupants 18+ must complete an application.
- Government-issued Photo ID required for each applicant.
- Credit score of 580+ for single deposit; lower credit with higher deposit.
- Co-signers need excellent credit and income 5X the rent (gross).

Additional Considerations:

- Applicants may mitigate lacking criteria with a cosigner, advanced rent payments, higher security deposit, or other agreements.
- Employment history of at least one year required.
- Proof of income includes pay stubs, tax filings, or benefit statements.
- One year of rental history with good standing preferred. (family & friends are not acceptable)
- First and last month's rent can substitute for no rental/credit history.
- Leases are typically 12 months; other terms require written approval.
- False or absent information leads to rejection and deposit forfeiture.

Required Upon Conditional Approval:

- Full security deposit within 48 hours.
- Utility accounts set up in renter's name by lease start date.

Automatic Non-approval Reasons:

- Unpaid eviction or owed rent (proof of payment required).
- Active/open bankruptcy (must be discharged).
- Recent violent felony (details may be required).