



Qualifying Guidelines

Red Stick Brothers is an equal opportunity housing provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local Fair Housing laws.

Availability policy. Homes become available when they are deemed ready for move-in. A vacant home will not be deemed available until it has been cleaned, repainted, prepared and certified by a member of our team. We update our list of available homes as each home becomes available.

Age. All persons over the age of 18 residing in a home are considered parties to the lease and must qualify financially.

Roommates. Every roommate must complete an application. Each applicant will be separately qualified. The income requirements may be combined.

Occupancy Standards. We allow 1.5 persons per bedroom.

Application process. We evaluate every application in the following manner:

- a. Applicant submits a rental application online, answering all questions on the application form, and authorizes the employment history, rental history, and credit and criminal background checks via signature and date.
- b. Applicant pays the \$40 nonrefundable application fee per person over 18.
- c. From applicants' responses to the application questions, management will determine whether the applicants qualify for the requested home.
- d. Management will check each applicant's credit report, employment history and rental references to confirm that all meet our rental criteria. If the applicant(s) meet our criteria, we will approve the application.
- e. This process takes two to three business days. We will rent available homes to applicants in the order that their applications are approved.

Rental Criteria. To qualify for a home, every applicant must meet the following criteria:

- a. **Income.** The applicants' total gross monthly income must equal at least three times the monthly rent. If applicants are unemployed, proof of an alternate source of income is required. Income may be proven in several different ways; 1) the two most recent consecutive paystubs from employer, 2) an offer letter on company letterhead that is verifiable, 3) the two most recent consecutive bank statements.
- b. **Rental History.** Every applicant must have satisfactory rental and/or mortgage payment history.
- c. **Eviction History.** If applicants have been evicted in the last two years, the application will be considered with a conditional approval fee equal to one month's rent.
- d. **Credit History.** Every applicant's credit record must currently be satisfactory.