

EL DORADO ESTATES  
APPROVAL CRITERIA FOR RESIDENCY

In order to maintain the high quality of occupants that our community has experienced over the past 45 years, approval for residency is based on many factors including, but not limited to, age, credit history, income, criminal history and past rental history.

El Dorado Estates is an age qualified community that requires at least one permanent resident of the household to be 55 years of age or older in at least 80% of all occupied units at the time of original occupancy. A maximum of 20% of our occupied units must have one permanent resident who is 30 years of age or older. No one under age 18 will be permitted as a permanent resident.

A credit score of 650 or higher with no derogatory rental history is required for approval, and no Bankruptcies within the last 5 years.

Prospective residents must submit a completed and signed Application for Residency, a legible copy of at least one piece of government issued identification bearing a photograph of the applicant, and a Thirty-five-dollar (\$35.00) application fee for each applicant.

Upon receipt of the above listed items, El Dorado Estates will obtain a comprehensive credit report. Where a credit report indicates zero or minimal credit history, bank statements and/or letters of reference from mortgage companies, previous landlord or utility companies will be requested to provide sufficient history on which to base an informed decision.

The amount of monthly rent must not be higher than 40% of the total monthly income of the applicant.

If income is from employment, steady employment verification and copies of last two months of pay stubs is required upon submitting application. If income is from Social Security, Pensions, Trusts or anything other than employment, proof of income is required upon submitting application.

Further, El Dorado Estates participates in Las Vegas Metropolitan Police Department's IDL program and requires each resident applicant to complete an authorization allowing submittal of their information to Metro. Refusal to complete this authorization may be grounds to deny approval of residency.

El Dorado Estates provides equal opportunity in housing under guidelines of the Fair Housing Act.