

Resident Criteria

We Are Committed to Equal Housing

We are committed to providing equal housing rights and will not discriminate against race, color, religion, national origin, sex, handicap, family status, or any other protected status.

Age

Unless the minor can prove emancipation, applicants must be 18 years of age or older to start the process or sign a lease.

Criminal History

If a violent felony was committed, or a conviction of a sexual or terrorist-related crime, the application will be automatically denied.

Housing History

Five years of housing history is verified for each applicant. If an applicant has an outstanding debt to a previous landlord, an outstanding NSF check, a breach in a prior lease, prior eviction, in the process of eviction, any of these can cause an application to be denied.

Current and Other Employment

Current Employment is an important factor and is verified by Pay Stubs, employment verification, etc. If income other than current employment is being used, self-employed, Seasonal employment, retired, or other forms of income, applicants must provide additional information.

Income Criteria and Sources (3 Times Rent)

To qualify for a house, the combined household income from all applicants' gross income (before taxes) must exceed three times the rent. Gross Income sources may include W-2 employment, Self-employment, Child support, grants, pensions, GI benefits, disability, trust funds, and Social Security. These can be verified by pay stubs, employment verification, etc. If other sources are needed, we may require Bank Statements, 1099s, W2s, tax returns, or other documents.

Credit History (650 or Better)

A credit report will be run on each applicant. Verified income plus credit reports can determine eligibility. We are looking for a credit score of 650 or better (negotiable). If an applicant has experienced collections, charge-off, repossession, delinquency, or bankruptcies, they may be denied.

Pets

No more than two animals per home will be allowed without permission. We request that all pets are spayed or neutered. Unless there is documented evidence of a need for a service animal, an initial pet fee and monthly pet rent must be paid, or face Penalties. Remember, there are penalties and fines levied due to falsification of service animal credentials. Animals will at no time be a nuisance to neighbors. Due to current insurance, the following breeds of dog will result in termination of application or current lease (Akita, Chow, Pit Bull, a.k.a. Staffordshire Terrier, Presa Canario, Rottweiler, Sharpei, and Wolf Hybrids.)