

MINIMUM RENTAL REQUIREMENTS

1. Prior favorable rental history of at least 1 year for each applicant.
2. Positive rental reference(s) from previous landlord(s).
3. **Each** individual applicant's total monthly income is at least 3x the monthly rent amount. Each married couple's income monthly income is at least 3x monthly amount. We consider income from child support, financial aid & the like in addition to income from employment, social security, etc.--with verification! To expedite application process, please provide us with a copy of your most recent paystub when turning in your application!
4. Individual applicant or married couple applicant's total monthly income is at least 2x their total monthly expenses.
5. Verifiable source of income or employment. We prefer to see that an applicant has maintained the same verifiable source of income for at least **1 year**. If not with the same company, at least withing the same industry.
6. No recent prior evictions within the last four years , judgments, collections or liens from former landlords. No negative notices **of any kind** issued by present or previous landlords...negative rental references will result in denial of your application.
7. No collections from utility companies.
8. No more than 3 tenants (including children 18 years or younger of primary applicant or co-applicant) to a 1 bedroom unit or 5 tenants to a 2 bedroom unit--**OR a reasonable number of tenants given the size of a unit**. This is a rule of thumb. The number of tenants reasonably allowed at a given property will be determined by the property manager &/or the owner of the property.
9. . ALL prospective tenants age 18 and older (including children) must truthfully and completely fill out and sign application paperwork and pay the required non-refundable application processing fee of \$25 per individual..
11. Applicant must provide current official picture I.D. such as driver's license or Government issued identity card. Proof of Social Security Number (SSN) is required in order to run necessary credit report,

etc. Copies of a current/past pay stubs/proof of income will be required. Other documentation may become necessary in the course of screening.

12. Applicant must pay **full** rent amount due and **full** deposit required **PRIOR** to occupancy.

13. All information on rental application and/or credit report must be able to be verified (i.e., accurate phone numbers, account numbers, etc. **MUST** be provided by prospective tenants). Failure to provide this will result in delay or denial of application.

14. Credit: we want to see "good" credit for all applicants. **In order to be approved all applicants should have a credit score of at least 600, according to the reporting agency that we use.** Applicants should know that their credit history **will** be a factor our decision making.

15. Information provided on application **MUST** be truthful. If found to be less than truthful, whether by providing false information or by omission, application may be denied, or if already placed in a property when untruth discovered, applicant may be required to vacate/be evicted.

Failure to meet the above criteria will result in one or more of the following:

- * Denial of rental application.
- * Requiring a qualified Co-Signer. This option is not *a/ways* available.
- * Requiring an additional security deposit if applicant is deemed to be more of a "risk" based on not meeting or exceeding the above criteria .