Qualifying Rental Criteria

We comply with all federal, state and local regulations regarding fair housing for all applicants and residents regardless of race, color, religion, sex, national origin, familial status or handicap.

Items needed to Process an Application

1. Completed/signed application for each person over the age of 18
2. Copy of Driver's License and Social Security Card for each person over the age of 18*
3. Current Pay Stub reflecting YTD earnings of at least 60 days*
4. Rental history verification by prior Landlord(s) may be required.
5. Each applicant must submit a $40 application fee with their application. This application fee covers the cost of the background check and is non-refundable.

   *These items will need to be submitted for final approval of your application

Payment of a Security Deposit is required to remove Property from the market upon application approval.

Pet Deposit: A $200 non-refundable pet deposit is required (for first pet and $100 for each additional pet.

Age Requirements: Lease holders must be at least 18 years of age. All persons under the age of 18 will be considered an occupant until they reach the age of 18.

Credit: Credit FICO score must be 550 or above; however, that does not guarantee approval. Bankruptch history is acceptable if good credit history is reflected for the most recent 12 months. All applications are considered on a case-by-case basis. Meeting the above criteria does not guarantee approval.

Rent Payments: All rent payments will be in the form of electronic payment (through TC Payments) which will be drafted directly from your bank account. We are not set up to accept credit or debit card payments at this time.

Criminal History: We do not accept anyone with a felony or Class A or B misdemeanor. We also have a'zero tolerance policy' for anyone who has been charged with a drug-related offense.

Rental History: We will consider prospects with broken leases (over 12 months). If a collection from another apartment property appears on your credit record. You may be required to pay an 'enhanced' deposit equal to one month's rent to be applied to last month's rent of tenancy.