

Steve Fallin

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The following applies to normal rentals requiring first months rent, deposit, and pet deposit/rent paid in full prior to occupancy.

If you do not meet these qualifications, you may contact the office to discuss your particular details - depending on your situation, owner/agent may impose additional requirements or conditions to your rental (increased deposit, additional rules, last months rent, etc.) or deny your application at the owner/agent's sole discretion.

Section 8 is accepted on a case by case basis - subject to owner/agent's discretion.

If you have specific questions, please call our office.

TENANT SELECTION CRITERIA

1. Verifiable income of at least 3 times the monthly rent payment
2. 6 months employment history in current position and 1 year employment in similar field or position. (or source of stable income for 6 months)
3. Favorable rental history acceptable to the owner for the past 2 residences or 5 years (which ever is a longer period) - noting payment record, no excessive damages, no complaints related to tenant/occupants/guests, proper notice given when vacating, good general house keeping, no lease violations.
4. Favorable credit history - acceptable to owner - noting collections to utility type companies, number of late payments, responsibility of repayment to debt accrued.
5. No evictions in past 2 years with good verifiable rental history since the eviction.
6. No monies due in rents or damages to any previous landlords (including unpaid judgments)
7. No felony convictions in past 7 years and no misdemeanor charges related to:
 - Domestic violence
 - Hate crimes
 - Sexual offences
 - Drug use - possession, delivery, or manufacturing
 - Gang related activity
8. Ability to pay move-in costs (full months rent, deposit, and fees) in full prior to occupancy
9. Occupancy guideline is 2 people per bedroom

APPLICATIONS CAN ALSO BE DENIED FOR ANY OF THE FOLLOWING REASONS

1. Falsifying any application information
2. Incomplete application
3. Missing information not provided within 1 business day after request
4. Inability of landlord/agent to verify information on application
5. All applications are considered void and automatically denied in 7 days.