



Lease Applicant Requirements

Property Address:

1. Income: The combined gross monthly income for all applicants must be at least 3 times the monthly rent.
2. Employment and income verification: You must have a verifiable employment history for a minimum of 1 year. Proof of income (paystubs) for the last 30 days reflecting YTD earnings. If self-employed, retired or unemployed documents such as income tax returns, 1099's, and bank statements that provide proof of income.
3. Previous residence: Verifiable resident history for at least previous 2 years. No broken leases, evictions or filings of eviction for the past 2 years.
4. Credit history: Credit score should be at least 640. Applicants with frequent late payments and delinquencies will be declined.
5. Smokers: No smoking is allowed.
6. Pets: pets are on a case basis. No attack dogs, no pets with a bite history.
7. Criminal background: Applicants will be denied if there are any convictions, arrests or incarcerations in the past 7 years. Applicants on any sex offender registry or database or terrorist watch list or data base will be declined.
8. Age requirement: you must be at least 18 years age. All persons 18 or older must submit a separate application.
9. If Selected tenant's must have renter's insurance.