

TENANT SELECTION CRITERIA

- Personal Requirements – Applicants must be 18 years or older. Each prospective resident who is 18 years old or older must submit a separate application. Co-signers are not accepted.
- Occupancy Standards – Maximum bedroom occupancy is two persons per bedroom.
- Identification – We require clear, color copies of picture identification, such as driver's licenses for all residents 18 years old and older.
- Credit History – We must check credit history. We use an income-to-debt ratio and look for any broken leases, evictions, bankruptcies, foreclosures, or monies owed to previous landlords. We require that bankruptcies be discharged or dismissed. Any monies owed to previous landlord's must be paid, or arrangements must be made to pay (and be verifiable). Credit Score of 620 and above.
- Criminal History – We must check criminal history and do not accept applicants with active felony charges or felony convictions. We also do not accept applicants with certain misdemeanors (such as criminal mischief, theft by check, family violence, or drug-related offenses).
- Current Income – We must be able to verify current monthly income and the joint gross monthly income of all tenants must be three times the market rent of the property.
- Employment Verifications – If an applicant has an employer, we must speak to the supervisory person who can verify income, position and length of employment or speak to the supervisor and receive the three most recent paycheck stubs (which must show Y-T-D income). If an individual is self-employed, we require copies of the two most recent tax returns. Government or company retirement benefits must be verifiable through a copy of an annual statement of benefits.
- Rental History – We must receive verification of a good rental record from the most recent landlord. This includes timely payment history, good maintenance record, and proper notification. We may require rental verification from prior landlords if current address is less than 24 months.
- Inaccurate/Incomplete Information – any inaccurate or incomplete information on the lease application will result in a denial of the application.
- Nondiscrimination – We will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or handicap.