

Rental Criteria

- 18 years or older
- Complete Lease Application per adult
- \$75 processing fee per application
- Provide government-issued ID card

Income criteria

- Monthly income: 3 times rent amount,
- Proof of income: signed tax return/W-2, 3 months of paycheck stubs, or 6 months of bank statements,
- Social Security letter or Leave and Earnings Statement (LES),

Residency and background criteria

- Verifiable income and residency history for the past 2 years
- Background reports: credit score/history, criminal records, sex offense, terrorist database, evictions
- Max of 2 tenants per bedroom

Reasons for application denial

- Application with false, inaccurate, or incomplete information
- Litigations involving rental residency, or past evictions
- Tax liens, unpaid child support
- Current bankruptcy
- Felony convictions within 3 years
- Physical crimes, violent crimes, domestic crimes, or sex offenses
- Presence on sex offender database or terrorist database