APPLICATION REVIEW GUIDELINES/REQUIREMENTS

The Ideal Tenants Should have:

1. Good Rental history – We verify that you are paying on time in your current rental.

2. Decent Credit History (600+ score is ideal, but other factors such as excellent verifiable rental history can mitigate a deficient credit score for example)

The following items can affect the decision, but will be reviewed on a case by case basis:

    a. Utility Collections (cell, electric, cable, etc.)

    b. Judgments

    c. Landlord Collections (broken leases or evictions)

    d. Medical and Student loan collections.

3. Criminal Background - No Felonies

4. Minimum Gross Income Required is 3X the Rent

5. Pets will be reviewed on a case by case basis - please submit pics with application/s

APPLICATION REQUIREMENTS CHECKLIST:

1_____ Submit a Signed/Completed Application –
** All residents 18 years and older must complete a separate application.

2_____ Submit Driver's License/ID and SS Cards for all applicants

3_____ Submit Proof of Income to be considered:

The following are Acceptable forms of Proof of Income:

   a_____ **Paychecks** - Submit the last 2 Months worth of paychecks

   b_____ **Bank Statements** - Self-Employed individuals will need to submit the
Last 3 months worth of bank statements and last 2 years tax statements.
 *** Bank statements must show monthly deposits totaling at least 3X the monthly rent.

   c_____ **SSI Award Letter** (if applicable)

   d_____ **Child support court letter** – (We only consider court ordered child support.)

   **Notarized letters are NOT acceptable as proof of income.

4_____ Application processing fee: $65 per person 18 years and older.

5_____ Approval: Once approved, Applicants must submit Deposit asap to hold
the property

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED
APPLICATION PROCESS TAKES ABOUT 2-3 BUSINESS DAYS