

Tenant Criteria

- All occupants 18 years of age or older or any occupants under the age of 18 and deemed an adult under law are required to fill out a separate application.
- Occupancy: A maximum of 2 persons per bedroom.
- Income: A minimum of 3 times the monthly rental amount. Applicants will be required to provide pay stubs for the past four consecutive weeks.
- Employment: Applicants must fulfill at least one of the following
 - 1) Currently be employed with at least six months of work history.
 - 2) Currently be employed and at least six months employment with previous employer.
 - 3) Receiving retirement benefits, or any other verifiable and consistent income.
- Credit: Scores must be 650+ (Credit lower than 650 will result in the requirement of an additional deposit or denial).
- Rental History: Rental History will be reviewed and negative rental history will not be accepted.
- Criminal History: A thorough criminal background check will be completed for each applicant. Automatic denials for applicants convicted of violent crimes, property crimes, prostitution, manufacture or distribution of illegal substances, illegal possession of weapons, etc.
- Smoking: Not allowed inside of property. Smoking addendum required. Tampering of smoke/fire alarms is not allowed and will result in violation of lease.

Tenant Criteria

- Tenant must maintain and replace air conditioning air filters every 3 months.
- Tenant violations that result in fines from the Homeowners Association (HOA) will be the responsibility of the tenant and can result in breach of lease.