

CRITERIA FOR TENANT SLECTION

Generally Required Information

1. Government Issued ID
2. Fully completed application for every occupant 18 years and older
3. Applicant(s) able to pay complete deposit and rent deposit at time of lease signing
4. Proof of adequate income which could include any of the following:
 - a. 2 months pay stubs
 - b. Any additional sources of income, i.e. child or spousal support, etc

Income, Credit and Employment Information Required

1. Proof of verifiable employment and / or verifiable source of income
2. Adequate gross income: 3 x's rent
3. No excessive debt which may impact applicant(s) ability to pay rent
4. A minimum credit score of 625.

Court Records

History of criminal activity (arrests and / or convictions by any occupant, adult or minor) which could negatively affect tenancy.

Rental History Information

1. If applicant has prior rental experience, good references from prior landlord(s), which includes having left prior properties in good condition and not having a pattern of complaints from neighbors.
2. Unless this is applicants first rental, applicant must provide previous housing provider(s) references for a minimum of 24 months.
3. No prior evictions on applicant(s) record.
4. No past rent due.

We do not automatically deny applicants based on criminal history. Rather, criminal history is considered based on the nature of the offense and time passed since the days of final disposition. (e.g. applicant was released from prison, probation or parole.) We limit consideration to convictions the dates of final disposition of which predate the report by no more than seven years.