

Applicant Screening Criteria

Qualified applications will be processed on a first come first serve basis. All applicants will be 18 years of age or older. \$50.00 non refundable application fee per adult applicant. Fees must be paid in cashier's check or money order, no cash or personal checks will be accepted. All applications will be fully completed, with government issued photo identification attached. All incomplete applications will be returned and not considered.

CRIMINAL CONVICTION CRITERIA

The owner/agent will be conducting a search of public records to determine whether the applicant has a conviction. A single felony conviction may be grounds for denial of the Rental Application. Misdemeanors involving: drug related crimes, person crimes, sex offenses, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, financial fraud crimes where the date of disposition has occurred in the last 10 years.

Misdemeanors not listed above involving: theft, criminal trespass, criminal mischief, property crimes of any other crime that would adversely affect the property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or landlords agent where the date of disposition has occurred in the last eight years. Conviction of any crime that requires lifetime registration as a sex offender may result in the application being denied.

RENTAL & EVICTION HISTORY CRITERIA

*Applicant shall have two or more years of verifiable rental or mortgage payment history from a current third-party source is required. Lack of rental history may require increased deposit.

*5 years of eviction free history is required.

*Three or more 72 hour notices within a one year may result in denial of application.

*Three or more dishonored checks may result in denial of the application.

*Rental history reflecting an outstanding balance will result in the denial of the application.

*Notices of disturbance, violations and other noncompliance's of rental agreement will be reviewed and may result in denial or an increased deposit.

CREDIT & COLLECTIONS CRITERIA

*Negative or adverse debt showing on consumer credit report may require additional security deposit.

*Five or more unpaid collections (not related to medical expenses) may result in a denial of the application.

*Utility accounts in collections will result in denial if not satisfied during the screening process.

*Repossessions or bankruptcies within the last four years will disqualify an applicant if poor credit history continues after filing bankruptcy.

*Credit scores under 600 are grounds for denial. Scores under 650 may require additional deposit and collection of last month's rent.

MONTHLY INCOME & EMPLOYMENT CRITERIA

Monthly income should be equal to three times the stated rent and must be from a verifiable, legal source. Applicants must provide consecutive and recent paystub's from the last eight weeks before an application date. Section 8 applicants are excluded from income requirements.

Additional sources of income may be considered, these would include: G.I. benefits, disability, trust funds, Social Security, educational financial aid, child support, savings accounts, pensions, and grants.

If applicant will be using state, local or federal housing assistance as a source of income, corresponding documents must be provided at the time of application.

Six months of verifiable employment will be required if used as a source of income. If employment is to begin shortly an official letter of intent to hire from the employer is required.

Self-employed applicants will be required to submit the previous year's tax returns along with the last two months of bank statements. Additional verification and or financial statements/records may be required.

COSIGNERS/GUARANTORS

Cosigners/guarantors are not accepted.

SMOKING POLICY

Our rentals are all designated as no smoking. Smoking on the property will result in loss of all security deposit.

OCCUPANCY GUIDELINES

Our occupancy guidelines are based on the standard two people per bedroom plus one. A bedroom is defined as a habitable room that is intended to be used primarily for sleeping purpose. It must contain at least 70 ft.² and is configured with a fire exit nearby.

SECURITY DEPOSIT CRITERIA

Failure to meet any of the criteria listed above may increase the security deposit. Additional security deposits are required for pets where applicable.

DEMEANOR AND BEHAVIOR

The behavior and demeanor of all applicants during the application process will be considered while determining approval.