



Application Process & Criteria For Residency

Attention applicants and agents: ALL of the following information is required in order to submit your application. Incomplete applications will not be accepted. All applications are based on Best Qualified Applicant. All applications must be completed online.

THE FOLLOWING IS REQUIRED WITH YOUR APPLICATION

- Completed online application for each applicant 18 & over.
- Submit \$75 application fee per applicant 18 & over (paid online during the application process).
- Submit a color copy of a valid US government issued photo ID for each applicant 18 & over.
- Submit verification of income: Two months of your most recent pay stubs. (Self employed applicants may submit personal tax returns for the last two years).
- Most recent copy of bank statement(s).
- Submit name, address & phone number for your 2 most recent previous landlords (owner's and landlord will be verified via CAD system and/or tax records).

THE FOLLOWING CRITERIA WILL BE USED TO APPROVE / DENY APPLICATIONS

- Credit score must be 580 or higher.
- Combined gross monthly Income must be at least 3 times the monthly rent.
- Employment and income will be verified with your employer.
- Must have a minimum of 2 years positive rental history. Will be verified with each landlord.
- History of late payments or past due debts may result in denial of application.
- Must pass a criminal background check.
- Unverifiable information may result in denial of application.
- Debt to income ratios not to exceed 55% in total.
- In some situations a guarantor may be required.
- If applicable, guarantors must apply and meet the same minimum rental requirements + verifiable income of 6 times the monthly rent.

FOR ROOMMATE SITUATIONS

- Combined gross monthly income must be at least 5x the monthly rent, & credit score must be 600 or higher.

THE FOLLOWING WILL RESULT IN AN AUTOMATIC APPLICATION DENIAL

- Previous evictions, or breaking of a lease.
- Previous foreclosures or bankruptcies.
- No dangerous breed animals will be accepted: Including but not limited to Rottweiler, Doberman, Chow, Akita, German Shepherd, Pitbull, American Bull or any animal with a biting or aggressive history.

The preceding guidelines are meant to reflect the minimum criteria for consideration. Information contained in each application is verified by the use of credit reports, rental reports, employment verifications, criminal history reports, public records, and/or other means available. If we are unable to verify any part of the rental qualifications within three (3) business days from the date the application is submitted, the application may not be approved.

Applicant's Name _____ Applicant's Signature _____ Date _____