

RENTAL APPLICATION ACCEPTANCE CRITERIA



1. All adults over the age of 18 must make application.
2. A \$50.00 non-refundable application fee will be required for all applicants.
3. Full security deposit is due at time of applying and is to be paid by money order, cashier check or personal check.
ABSOLUTELY NO CASH IS ACCEPTED. Security Deposit is refundable should your application be denied.
4. ALL student applicants are **REQUIRED** to provide a qualified guarantor.
5. Combined income of applicants must be three (3) times the monthly rent.
6. No prior evictions
7. Previous landlord reports must reflect timely payments.
8. Less than two previous NSF or late payments.
9. The previous landlord(s) would re-rent to applicant(s).
10. All employment and income information must be able to be verified.
11. Self-employed applicants may be required to provide 2 years tax returns.
12. No (non-medical) charge-offs, collections or bankruptcies on the credit report within the last 5 years.
13. Credit score must be 600 or higher.
14. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies with the past 5 years and no sexual offenses ever.
15. No pets (except medically necessary pets for the benefit of the occupant(s)) are permitted without written permission from the landlord in the lease document. There will be a \$300 NON-REFUNDABLE PET FEE for the first pet and \$150 for a 2nd (waived for medically needed pets). There is a 2 pet maximum.
16. Any exceptions to our company's criteria will need to be submitted in writing to the Management Office for presentation to the property owner for consideration. If approval is granted an additional security deposit, guarantors, and/or additional advance rent payment may be required.