

Rental Application

Acceptance Criteria



FAIR HOUSING: We operate in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also do not discriminate against any person due to sexual orientation.



- Application Fee: \$50 All persons 18 years of age and older who will be residing in the property MUST complete the application process and pass a background check. Application fees are non-refundable.

Minimum Criteria:

1. Combined gross income (before taxes) of all applicants must be triple the monthly rent. Verification must be provided for income—paystubs, tax returns, bank statements or letter of employment.
2. A valid and verifiable Social Security Number.
3. Valid and verifiable State or Federal photo identification
4. Previous address and landlord information matches that given by applicant.
5. No housing court history (unlawful detainers, suits from prior landlords, or evictions)
6. Two years of good rental history or a co-signer with 5 years of good rental history or home ownership.
7. Good to average credit comparable to community standards, no judgments
8. No felonies, no violent offenses, no charges for property damage, or criminal drug offenses.
9. No open or pending criminal court proceedings

Prospective tenants who don't meet the credit requirements but have no prior adverse rental history may be approved with additional guarantor, or with payment of additional month of security deposit.

An application will not be processed unless at least one of the applicants has viewed the interior of the property.

NOTE: Even very well qualified applicants may be denied if another application for the property has already been approved. Please note that, while equivalent applications are processed in the order received, such other factors as the requested date of the commencement of tenancy, qualifications, or an applicant offering a higher rent amount may result in priority of another application.