

1. All Adult applicants 18 or older must submit a fully completed, dated, and signed residency application and fee. Applicants must provide proof of identity. A non-refundable application fee is required for all adult applicants. Applicants may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or additional security or damage deposit.
2. Applicants must physically reside in the dwelling for which they are applying. Applicants must live in the rental unit and must disclose all persons that will be occupying the unit. All persons 18 years of age or older must be a leaseholder and qualify for the unit with the applicants.
3. Applicants must have a combined gross income (including rental income, alimony, child support, investment dividends, etc.) of at least two times their combined monthly expenses (including proposed rent, current mortgages, car loans, credit card payments, alimony, child support, etc.). We reserve the right to require a co-signer. A minimum of two years of residential rental history is required.
4. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens, or bankruptcy within the past five years.
5. Credit scores of each applicant must be above 650.
6. Bank statements must show at least three months' rent in cash reserves.
7. Self-employed applicants may be required to produce upon request two years of tax returns or 1099s. Non-employed individuals must provide verifiable proof of income.
8. All sources of other income must be verifiable if needed to qualify for a rental unit.
9. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, manufacturing or distribution of controlled substances, firearms, and no sexual offenses. Convictions for felonies will be reviewed on a case-by-case basis. In the event a record comes back "adjudication withheld," "nolle prosequere," or "adjudication deferred," further documentation may be required, and applicants may be denied on this basis.
10. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean at the time of lease termination.
11. No pets (except for medically necessary pets for the benefit of the occupant(s)) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee, and an additional security deposit. Fees and deposits are waived for medically necessary pets. Tenants must complete a pet application for each pet.
12. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's rent. We reserve the right to require a higher security deposit.
13. The number of occupants must comply with HUD standards/guidelines for the applied-for unit.

Any exceptions to the above criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If such exceptions are approved, additional security deposits, co-signers, and/or additional advance rent payments may be required.

Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and a collection agency. If the amount is disputed, it shall be reported as disputed in accordance with law.

We do business in accordance with the Federal Fair Housing Law. We do not discriminate against any person because of race, color, religion, sex, sexual orientation, national origin, familial status, or disability.