



APPROVAL CRITERIA

Income Requirements

- Household income must gross 3 times the monthly rent
- Must have steady work history. If starting a new job or employment is less than six months, an offer letter on company letterhead stating start date, salary, position, and supervisor's name must be provided.
- You must provide management with your 2 most recent paystubs. For anyone who is self-employed, you must provide a copy of last year's tax returns and/or the last 6 months of bank statements.

Credit Requirements

- Credit score of 600 or higher
- No Bankruptcy, or repossessions in the last five years (unless paid off and/or discharged)
- No outstanding balances to utility providers that we use (this may result in denial of application)

Rental History

- No evictions or foreclosure in the last 3 years (unless dismissed and/or paid off)
- Positive rental History from current or previous landlord (no more than 2 late payments in the last 12 months)
- No balances owed to other rental communities

Criminal Requirements

- No more than 3 misdemeanors in the last three years
- No felonies in the last seven years

*Felony convictions and/or convictions of any crimes, including misdemeanors, relating to narcotics, violence to person or property, and any sexual offenses will result in immediate denial of application.

Each application will be reviewed individually, and approval will be at management's discretion.