



Rental Criteria

All adults 18 years and older must submit an application for residency. A separate application fee is required for each application submitted, excluding any joint/married application. All applicants must have a valid government issued photo ID. Full time students may be accepted with an approved co-signer. Co-signer must not have automatic denials and qualify the same as any resident.

Occupancy Guidelines

- One (1) Bedroom dwellings may have a total of 2.5 occupants (.5 = child).
- Two (2) Bedroom dwellings may have a total of 2 roommates OR 4.5 family members (.5 = child).

Income, Credit, Rental History

- All applicants or co-signers that are financially responsible for the rent must pass a credit screening.
- All adults 18 years and older must pass a criminal background check.
- Gross monthly income must be equal to 2.5 times the amount of monthly rent.
- One month of current pay stubs or a notarized letter from employer must be provided.
- Self-employed applicants must provide two (2) years tax returns &/or 2 months bank statements.
- 75% of accounts shown on credit report must be positive (excluding all medical bills and/or student loans).
- Any bankruptcy must be discharged.

Criminal Background

- Any criminal background or felony conviction that is not deemed to be a threat to the community may be considered.
- Any applicant with misdemeanor or felony crimes involving violence or sex offenses will not be considered.

The following are grounds for immediate denial

- Any application that is falsified.
- Any application with a fraudulent social security number.
- Any application with two (2) or more unpaid landlord debts.
- Any application with a bankruptcy that has not been discharged.