

## **Rental Criteria Guidelines**

### **Rental History:**

- Twelve (12) months of verifiable rental history or home ownership.
- NO evictions
- NO outstanding money owed to a landlord or Property Management company.
- Proper notice given to current or previous landlords.
- We reserve the right to deny your application if we are unable to verify your rental history.
- We reserve the right to deny based on poor rental history.

### **Employment History:**

- Twelve (12) months of current employment or twelve (12) months in a similar job.
- Self-employed persons will need to show proof of income (tax returns, etc.)
- Other stable income may be acceptable if NO employment.

### **Income Requirements:**

- Gross income (all applicants combined) shall be A MINIMUM of three (3) times the rent amount.
- Income may include sources other than employment.
- Ability to pay all deposits and rent in full, prior to move-in.

### **Credit Requirements:**

- One (1) year of established credit history.
- All Credit Accounts must be current.
- No undischarged bankruptcies.
- One (1) year of established credit after bankruptcy.
- We reserve the right to deny based on poor credit history

### **Criminal Records:**

- Criminal convictions may result in the denial of your application.

### **Occupancy Limit:**

- The number of occupants per unit is limited to no more than 2 people per bedroom plus one, unless local fire safety codes are more prohibitive.

### **I.D. Required:**

- Each applicant over 18 years of age will be required to produce a photo I.D. (Driver's license or other government issued photo identification card)
- Material false information on the application may result in denial.

**FAILURE TO MEET ANY OF THE ABOVE CRITERIA MAY  
RESULT IN THE DENIAL OF THE APPLICANT TO RENT.**