



Statement of Rental Policy

Thank you for choosing Blue Onyx Management. In order for someone to establish residency within our apartments, we require that each applicant meet certain criteria. Before you apply to rent an apartment, please take a moment to review our rental policy.

Occupancy Guidelines

- Two people per bedroom

Income Requirements

- Applicants must have verifiable employment with a combined monthly gross income of at least 2 times the amount of the rental rate.
- Proof of income is required and acceptable forms are:
 - Last two pay check stubs
 - Letter from employers
 - Statement of SSI or SSDI

Rental History

- Applicant must provide current verifiable rental history.
- An application will not be approved if there is any outstanding balance to an apartment community or mortgage company.
- All applicants must have an acceptable rental history with no prior evictions over the last 48 months, and history of default in lease obligations or community policies.
- Should you have a balance or if you failed to fulfill a lease contract with another apartment community, a written statement from the rental, management, or Mortgage Company will need to be provided stating the balance has been paid.

Credit Report

- Credit will be judged on a scoring system by Screening Reports. The scoring scale is subject to change at any time.
- In the event the credit scoring is not acceptable for full approval, the application may be conditionally approved with additional deposit and/or documentation.
- Utility collections must be paid
- Bankruptcies must be closed

Criminal History

- If you have ever been convicted of (or pled guilty or no contest to) a felony, or a misdemeanor involving violence, sexual misconduct or honesty, your application may be denied.

Pets

- Cats and dogs welcome
- No aggressive breeds and a 20# weight limit
- \$50 Refundable deposit
- \$25/month per pet

General Applicant Requirement

All applicants must be at least 18 years of age.

Equal Housing Opportunity

Title viii, section 804 of the Civil Rights Act of 1968 states that it is unlawful to discriminate against any person making application for rental housing, with regard to race, religion, color, sex, national origin, familial status or handicapped status.

PRELIMINARY APPROVAL..... NEXT STEP

Once you have received preliminary approval you will need to come into our office and provide the following documents along with the holding fee equivalent to the security deposit.

APPLICANT CHECKLIST

- ✓ Completed and signed application
- ✓ Photocopy of government issued ID
- ✓ Photocopy of Social Security Card
- ✓ Proof of Income
- ✓ Rental History Verification

