

TENANT SELECTION CRITERIA

Please note, the online application fee is non-refundable. We encourage contacting the leasing office prior to submitting payment to confirm unit availability.

A. CREDIT REFERENCES

1. Credit reports are required for all applicants. If bankruptcy was filed within the last two years the application may be automatically denied. If the bankruptcy was the result of medical bills incurred during an illness-the applicant can be considered with appropriate documentation.

2. Fewer than two credit blemishes on a report will be acceptable, if the applicant meets all the other requirements.

3. More than two blemishes on the report may be denied unless written proof of payment plan or debt forgiveness/satisfaction is provided.

B. CRIMINAL HISTORY

All applicants may have a criminal background check performed if the management deems it necessary. Any felony convictions for violent offenses or those of a predatory nature such as stalking, sexual abuse, domestic violence, or robbery will not be accepted.

C. PET POLICY

Pets are not allowed.

D. INCOME RESTRICTIONS-INCOME

A potential tenant must make enough to afford the rent, such that, the monthly apartment rent is no more than 40% of his or her gross income. If income does not meet this threshold, a Guarantor will be required.

E. LANDLORD REFERENCES, RENTAL HISTORY

All applicants must disclose their residential history for the past two years. Include names, addresses and phone numbers for the management so we can obtain references if we feel the need is necessary. Any negative rental history such as failure to pay rent, always late with the rent or disturbing the quiet enjoyment of the neighbors or landlords may result in the denial of the rental application.