



Leasing Criteria (334) 310-9177

We require the following on all applicants:

- 1) A fully completed application by each applicant 18 years of age or older
- 2) Proof of identification, Driver's License or Photo ID, and Social Security Card.
- 3.) An application fee is required for all applicants in the form of a Money Order.
- 4.) A good faith deposit is required to hold a select unit while processing your application.
- 5.) Material inaccuracies or inconsistencies within the application will cause the application to be rejected. Please remember to bring two separate money orders; one for the application fee and one for the security deposit.

In processing your application we will verify the following:

Resident History:

Your present and past residential history for a one-year period will be verified, including the amount of rent, payment records, and condition of apartment when vacated. If there is no rental history an extra deposit may be required. Outstanding apartment collections less than 1 year old from date of application will result in automatic denial. Also, there can be no more than 1 apartment collection showing on your credit report.

Employment History and Income:

We verify current and past employment, which includes the length of time on job, salary, and any anticipated lay-off. You must make a minimum of three times the rental rate. A copy of 2 current pay stubs, tax returns or bank statements must be provided. If you are self employed, we will require proof of income in the form of business tax returns and 3 months of current business bank statements. If you are retired, we will require proof of income or savings. We do not accept notarized letters as proof of employment.

Credit Report:

Your credit history will be provided to us by a professional credit bureau. An unsatisfactory credit report can disqualify an applicant. If you foresee a problem please discuss it with us prior to submitting the application. The application fee is non-refundable once the application has been submitted. We reserve the right to require additional security deposits in cases of marginal credit.

Criminal Report:

We review your criminal report. Any felony committed will deny your application.

Roommates:

Roommates are welcome, but each person must fill out an application. Each individual applicant must qualify by all above standards in order to be approved.

Co-Signors:

Co-signor income must be five times the monthly rent per month. Co-signors are acceptable for no credit, not bad credit. Applicant must have verifiable residency for a period of 3 years.

Equal Housing:

We are an equal housing opportunity provider. This property does not discriminate on the basis of race, color, religion, sex, sexual orientation, handicap, familial status, or national origin.

Please sign indicating that you have read and are aware of the above requirements_____