

Rental Qualification Criteria

Before filling out an application, please review our criteria to make sure you meet the qualifications listed below. If another application is approved before yours, or if your application is declined, we will refund your hold deposit. Your application fee will be refunded if we have not done any processing on your application.

At this time, we do [], we do not [] participate in the Section 8 subsidized housing program.

Completed application, supporting documents, hold deposit and application fee received

1. Completed rental application submitted along with full application fee (\$23 per applicant) plus hold deposit (\$100) in cash or money order, as well as copy of credit report for each applicant showing credit score from TransUnion, Experian or Equifax.
2. Copies of drivers license/photo ID, car registration and latest pay/income statement attached for all applicants.
3. If self-employed, signed copy of last tax return, business license, business references and last bank statement attached.
4. All information given on application is true, accurate, current, verifiable and complete and checks out correctly.
5. Personal references are provided that are not family members or relatives.
6. Emergency contacts are listed on application.
7. You are not applying on behalf of someone else or with the intention of letting someone else move in without our knowledge.

Occupants, pets, vehicles

1. Non-smokers only.
2. No more than 4 occupants total, 2 people per bedroom.
3. No pets allowed unless a written pet agreement has been signed.
4. No loud or commercial vehicles. No campers, boats or trailers allowed.

Good rental history

1. No prior evictions or lease terminations by landlord due to your conduct, lease violations, damages or non-payment.
2. No prior history of breaking a lease without landlord's consent, skipping out, damaging rental property or losing your deposit.
3. Gave proper move-out notice to current landlord and you are not moving while owing money to your landlord.
4. No history of causing trouble with other tenants, neighbors, property managers or landlords.
5. Good rental payment history. Paid on time. If late, paid late fees owed. No history of writing bad checks.
6. Positive recommendation from previous landlord(s) based on your rent payment history, conduct, proper care of property.
7. Referrals by landlords who are family members, relatives or personal friends do not qualify.
8. Rental history must be verifiable by written records such as a written lease and/or rent receipts.

Income amount, stability and verification

1. You have a verifiable gross income of at least 3 times rent. Cash income not counted unless fully documented.
2. You have a reliable source of income, not expecting layoff, cutback in income or termination in next 12 months.
3. You have had the same source of income for at least the past 6 months or are willing to pre-pay another month's rent
4. Your employer gives you a positive recommendation.
5. If employed by a family member, relative or personal friend, you must provide same documentation as anyone else.

Credit history and debts-(Some past credit problems may be considered, with an explanation. A co-signer may be required)

1. Must have established a good credit history (minimum 620) and record of paying your bills and debts on time.
2. No accounts currently past due unless documented payment arrangements have been made.
3. No excessive monthly debt payments or too many loans, credit cards, payments, etc. causing you to be overextended.
4. No judgments, collections, foreclosures, bankruptcy or repossessions during past 3 years.
5. If past problems, marginal, very little or no prior credit history or rental history, willing to pay higher security deposit.

Behavior, attitude and character history

1. No history of criminal, violent, disruptive or nuisance behavior or history of bad checks or property damage.
2. Applicant demonstrates a polite, cooperative attitude, neat and clean appearance, is on time for appointments.
3. Applicant and all potential occupants show a history and willingness to abide by all lease terms, rules and conditions.

Ready to move in

1. Applicant has full amount of rent and deposit needed to move in.
2. Applicant is ready and able to sign lease and pay full amount due within 72 hours once approved.
3. All applicants are of legal age, have seen the property, met with the owner and have signed an application form.

By signing below, I/we hereby acknowledge that I/we have read and understand this entire list of qualification criteria.

Please check one of the following: [] Yes, I (we) meet all criteria listed above and request a rental application form.

[] No, I (we) am (are) not interested in applying at this time and have decided not to request a rental application form.

Guest #1 name (please print) _____ Signature _____

Guest #2 name (please print) _____ Signature _____

Guest's phone numbers: Home _____ Work or Cell #1 _____ Work or Cell #2 _____

Date and time of visit _____