



Criteria for Application Approval

- Applicant(s) or agent of applicant(s) must complete a viewing/showing/walk-through of the unit and applicable areas of the property for which they are applying **prior** to application approval.
- Each intended resident and any cosigners/guarantors, 18 years of age and over, must fill out and complete an application. Applicant(s) must complete the application in its entirety.
- Applicant(s) must list all intended residents (including minors).
- Applicant(s) must have current identification in the form of driver's license, state ID, military ID, or passport.
- Proof of income can be verified through uploaded paper documents if applicant(s) are unable to provide proof of income directly through the application
- All applicants need to have a combined average credit score at or above 600. If any single applicant has a credit score below 500, the entire application is denied.
- Applicant(s) may use a co-signer/guarantor to improve the average credit score.
- Applicant(s) has no evictions or eviction filings from the last 5 years.
- Applicant(s) has no history of bankruptcy within the last 7 years.
- Applicant(s) does not owe money to previous landlord or any utility companies.
- Applicant(s) does not have a history of late or missed rental payments or lease violations with previous landlord.
- Monthly income for household is greater than or equal to 2.5 x rent (including all monthly charges for unit).
- Applicant has no convictions of financial crimes, violent crimes, forgery, domestic violence, domestic abuse, or property damage from the last 10 years.
- A \$25 application/processing fee is required to process each application, no exceptions, no refunds.
- Applicant(s) must list all animals/pets of any size, kind, or type on application.
- Applicant(s) must list all vehicles of any size, kind, or type on application.
- Applicant must disclose all water-filled furniture of any size, kind, or type on application.