

Residency Criteria

General Statements and Requirements

- Occupancy is based on the number of bedrooms in the home. A bedroom is defined as a space within the premises that is used primarily for sleeping with at least one window and a closet. Two persons are allowed per bedroom.
- Applications are offered and available to everyone who inquires about the property.
- Each applicant, 18 years of age or older, must submit a separate application and must be able to qualify individually and/or as per specific criteria areas.
- A credit, criminal, and public records report will be obtained on all applicants and co-signers.
- Employment, Income and resources will be verified on all applicants and co-signers.
- Current and previous landlords will be contacted.
- Government issued photo identification is required.
- Completed applications are reviewed in the order they are received.
- We may require up to five business days to process and verify information on an application.
- Incomplete or illegible applications will be denied.
- Applications with inaccurate or falsified information will be denied. If application is approved and later it is confirmed that inaccurate or false information was given, eviction shall result.
- Unverifiable information on an application may result in denial.
- Any applicant currently using illegal drugs will be denied. If application is approved and later illegal drug use is confirmed, eviction shall result.
- Any person whose tenancy may constitute a direct threat to the health or property of others will be denied tenancy.
- A Cosigner may be considered where insufficient verifiable income, lack of credit, or rental history exists. One co-signer is responsible for all occupants on the lease. Monthly income shall equal at least five (5) times stated monthly rent and must be from a verifiable, legal source. Cosigner must have very good established credit. Home ownership is preferred, however established positive rental history may be considered.

Income Criteria and Requirements

- Monthly income shall equal at least three (3) times stated monthly rent and must be from a verifiable, legal source. (two and a half (2.5) times monthly income if water/sewer/garbage are included in rent).
- At least 12 months of verifiable employment if used as a source of income. Copies of the last two most recent paystubs are required.
- Self-employed applicants will be verified through the state corporation commission. Previous year's tax returns or verification via IRS form 4506T may be required.

Rental Criteria and Requirements

- At least one year (12 months) of verifiable rental history from a current third party landlord or home ownership is required.
- Eviction free history within the past five years is required. Eviction actions that were dismissed or resulted in a judgment for the applicant will not be considered.
- Three (3) or more 72 hour notices within a twelve (12) month period will result in a denial of the application.
- Three (3) or more dishonored/returned checks within a twelve (12) month period will result in a denial of the application.
- Rental history reflecting multiple late payments, past due and unpaid rent or damages to the property will result in the denial of the application.

Credit Criteria and Requirements

- Negative or adverse debt showing on a consumer credit report may result in the denial of the application and/or additional security deposits, and/or a qualified Co-Signer may be required.
- Three (3) or more unpaid collections (excluding medical expenses) will result in the denial of the application.
- Utility account(s) in collection will result in denial.
- Unpaid collections to prior landlord will result in denial.

Criminal Conviction Criteria

A conviction, guilty plea, or no contest plea to any of the following will result in the denial of the rental application.

- Any crime that seriously threatened the health and/or safety of another including but not limited to death, serious injury, kidnapping, arson, rape, robbery, sex crimes and/or child sex crimes
- Drug related offenses including the sale, manufacture, delivery or possession with intent to sell.
- Financial Fraud, including identity theft and/or forgery
- Extensive property damage.
- Any other crime where the nature would adversely affect the property of the landlord or tenant or the health, safety, or right to peaceful enjoyment of the premises of residents, the landlord or the landlord's agent.

Pending charges or outstanding warrants for any of the above will result in the suspension of the rental application process until the charges have been resolved. Upon resolution, if the home is still available, the application processing will be completed. No home will be held awaiting resolution of pending charges.