



RESIDENT SELECTION CRITERIA

1. All adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity, such as driver's license or state ID. A non-refundable application fee will be required for all adult applicants.
2. Applicants will be required to pay a security deposit equal to one month's rent at the time to reserve the rental property. We reserve the right to require a higher security deposit and or additional prepaid rent. In the event the application has been notified of approval and fails to enter into a lease the security deposit is non-refundable. Otherwise it is held to the end of the lease to cover any possible damages to the unit as required by the lease agreement. A refund of the security deposit only will be made if the application is denied by Landlord.
3. Applicants must have a combined gross income of at least three times the monthly rent by providing copies of your two most recent pay stubs for each applicant. Self employed applicants will be required to produce 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit. We reserve the right to require a guarantor. If a guarantor is required, their credit will be run at an additional charge of \$60.00 to be paid when turning in the notarized Guarantor Form.
4. Credit history and or Civil Court records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
5. Criminal records must contain no convictions for misdemeanors of crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
6. A minimum of two years residential rental history is required or in lieu of, a guarantor may be required. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
7. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
8. In the event any exceptions to the above criteria's are made, additional security deposit, guarantor, and/or additional advance rent payments may be required.