

RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 years of age or older must submit a fully completed, dated and signed residency application and Non-Refundable application fee on line. Applicant must provide proof of identity and verification of income. Applicant may be required to be approved by a condo/homeowner's association.
2. Applicants must have a combined gross income of at least three times the monthly rent and submit 4 most recent pay stubs, or 3 months of bank statements or W-2 for verification of income. We reserve the right to require a co-signer/guarantee. A minimum of one-year residential rental history is required.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or active bankruptcy proceedings.
4. Self employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies involving illegal manufacture or distribution of a controlled substance, felonies resulting in bodily harm or intentional damage or destruction of property (for example "arson") within the past seven years and no sexual offenses ever.
7. 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.
8. No pets (with the exception of medically necessary pets for the benefit of the occupant(s)) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord. Fees are waived for medically necessary pets.
9. Mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re-keying etc that exceed these minimum fees.
10. Applicants will be required to pay a security deposit within 24 hours after acceptance at a minimum amount of one months rent. We reserve the right to require additional prepaid rent.
11. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit.
12. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required.
14. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.