Resident Selection Criteria

Thank you for choosing LANS Property Management rental communities. We are an Equal Opportunity Housing Provider. We fully comply with all federal, state and local fair housing, civil rights and equal opportunity laws. All applicants must be 18 years of age or older, or a legally emancipated minor. As a professional management company there are criteria that all of our applicants must meet.

Occupancy Limits
Two (2) people may occupy a studio or 1 bedroom Apartment. Four (4) people may occupy a 2 bedroom apartment. Six (6) people may occupy a 3 bedroom with a maximum of 4 adults. In a 2 or 3 bedroom apartment if 4 adults occupy the apartment, an additional $50/month will be added to the monthly rent. Only one person can occupy a bedroom rental when renting a bedroom within a four-bedroom situation.

Credit
Applicants are asked to have a positive credit history. A negative history may include but is not limited to: judgments, delinquent credit obligations, foreclosure, collection actions, and bankruptcy. Negative items on a credit report may be grounds for denial of an application or approval with exception. Exception: 1) a qualified guarantor and/or 2) advanced payment of (1) or more month’s rent or additional deposit.

Criminal Background
An applicant with a criminal history may be denied. This includes most felonies, gross misdemeanors, or other violent crimes. Please feel free to discuss criminal history with management.

Rental History
A minimum of 1 year verifiable rental history is required of all prospective lessees. If there is no rental history, or less than 1 year, an applicant may be considered with 1) a qualified guarantor and/or 2) advanced payment of one (1) or more month’s rent/or additional deposit. Negative items (i.e. evictions, non-renewals, unlawful detainers, household safety/health violations, etc.) on one’s rental history may be grounds for denial of an application.

Income Requirements
Applicants are asked to have an income of 3 times the amount of apartment rent. If the income is less than 3 times, an applicant may be considered with 1) a qualified guarantor and/or 2) an advanced payment of one (1) or more months’ rent or additional deposit.

Photo Identification
Prior to viewing an apartment and or applying for residency, all adults will be required to show valid photo identification. Acceptable identification included: Personal driver’s license, state issued photo identification card, passport or other federally issued photo identification.

False Identification
Any applicant found to have knowingly falsified, misrepresented, or withheld any information on an application will be denied residency.

Security Deposits: $300-$1,500 (site specific). Non-Refundable Application Fee: $35 per Adult applicant and applicant’s guarantor.

Signature____________________________________  Date___________________________

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