

Criteria for approving applications:

- 1) All adults 18 years and older must apply and be screened via the application process to live at any of our properties. Applications must be complete with full legal name, current address, date of birth, social security number, residential history, current income/employment history, to name a few. Applicants must attach a photo ID copy (driver's license or passport) and financial documentation demonstrating income. Incomplete applications will not be processed.

- 2) Applicants must demonstrate 3.5 times the rent in gross income. If applying with multiple people, the income will be combined. Income is demonstrated with recent pay stubs, bank statements showing deposits of stated income, SSA, recent tax returns and housing vouchers.

- 3) Applicants must demonstrate a credit score of at least 640 and the credit history cannot have anything in collections to include utilities and loans or any level of rent court history to include collections, evictions and rent court summons.

- 4) Applicants must demonstrate a clear criminal background without any history of felony convictions.

- 5) If applicants are asked to provide a co-signer, the co-signer must have good credit with same criteria as mentioned above as well as 3.5 times the rent in income plus income that demonstrates ability to pay their own expenses in addition to the rent amount should the leaseholder default on the rent payments.