



## RENTAL QUALIFICATIONS

- Applicants must be 18 years old or older. **A non-refundable application fee is required for every individual who is 18 years or older.**
- **\$50.00** Non-refundable application fee per applicant/adult living in the unit.
- **If your application is approved, Security Deposit starts and is usually equal to one month's rent depending on background check/credit report and score.**

**\*Per application approval your move in fees are as follows; once application is approved the security deposit must be paid in full to secure the unit, when moving date comes you are required to pay 1<sup>st</sup> months' rent in full if the move-in day is scheduled for the 1<sup>st</sup> of the month however, it will be pro-rated as necessary if the move-in is after the 1<sup>st</sup>.**

All payments must be paid with a money order.

**INCOME:** Applicant must meet the rent-to income ratio. Our rent to **income ratio is 3.5**. For example, if you want to rent an apartment with the monthly rent of \$700.00 you must show verifiable income in the amount of \$2450.00 or more per month. We do consider combined income of spouse/roommate to meet rent-to-income ratio requirements. You must bring your 4 recent paystubs, or letter from employment and it must be notarized. All income must be verifiable.

**CREDIT:** Credit score must be at least 600

**EMPLOYMENT:** employment must be current and for a minimum duration of 4 months.

**RENTAL HISTORY:** Will be verified. If no rental history is available an additional deposit may be required.

**EVICTIONS:** Evictions or judgements must be 4 years or older. When we run the background check it will notify us of any evictions in the last 4 years, and if so, your application will be denied.

**CONVICTIONS:** No felony conviction or misdemeanors, which involves moral turpitude. (i.e.: drug involvement, selling, manufacturing or possession of controlled substance, theft, etc.) DEFERRED ADJUDICATION FOR ANY SUCH OFFENSE, OR PROBATION FOR A FELONY ARE CONSIDERED REASONS FOR DENIAL.