

Rental Criteria:

1. All Applicants MUST fill out their application legibly and accurately. Incomplete or falsified applications will be denied
2. All Applicants MUST show proof of a state or federal issued photo ID. If an applicant's ID can not be verified it is ground for rejection
3. All requested information must be supplied within 48 hours from the date of the holding deposit. Failure to supply information in a timely manner will be grounds for rejection
4. A copy of a credit and criminal history will be obtained through an outside agency
5. All Applicants MUST have an income of at least 2 times the rent combined. Written verification or proof of all income MUST be provided. If you have income from child support, disability, or retirement you must provide written proof.
6. All applications MUST have at least 1 year of good rental history and or have good mortgage payment history, written verification from the landlord and/or previous landlord may be required. If renting for the first time, an additional deposit may be required depending on your particular situation
7. Any applicant with a public record of an unlawful detainer action or an eviction, owing another landlord or apartment community money and/or having negative rental history may be denied
8. The following occupancy guidelines will be applied: 2 occupants plus one for each bedroom.
9. Bankruptcies must be at least one-year-old or have been discharged. There can be no new negative credit and the bankruptcy cannot have affect a previous landlord. Following the discharge, the applicant must have positive, independent rental history. The applicant will be considered under these conditions
10. Applicants may be rejected for conviction of fraud, theft, drugs assault and battery or a violent crime, misdemeanor, or for other convictions of illegally activity.
11. All applicants will be processed and reviewed. Depending on each individual situation, credit will be taken into consideration with the rental qualification listed above. Additional deposits may be required depending on your particular situation. We cannot guarantee that your application will be approved.

Information to submit with application:

*The Fee is \$25 per every applicant over the age of 18 years. Payable by a money order or cashier's check.

* Completed Application

* Copy of Driver's license, social security & ALL sources of income!