



Rental Criteria

Rental Criteria & Application Requirements

To ensure fairness and consistency, all applicants are screened under the same standards. Please review before applying:

1. **Income Requirements**

- Gross monthly income should be at least 3x the monthly rent.
- Proof of income required (pay stubs, offer letter, tax return, or bank statements).

2. **Credit History**

- Credit will be evaluated for payment history and financial responsibility.
- Collections, charge-offs, or bankruptcies may affect eligibility.

3. **Rental History**

- Positive rental history required (no evictions in the past 5 years).
- References from previous landlords may be requested.

4. **Background Check**

- A criminal background check will be conducted.
- Certain criminal convictions may result in denial (evaluated on a case-by-case basis, following Fair Housing guidelines).

5. **Occupancy Limits**

- No more than 2 persons per bedroom, per fair housing standards.

6. **Pet Policy** (if applicable)

- Pet fees and/or deposits may apply.
- ESA & Service animals must provide documentation
- Breed or size restrictions may apply depending on the property.
- Pets may be considered with owner approval

7. **Application Process**

- All adults (18+) must submit a separate application.
- Application fees are non-refundable.
- Applications are processed in the order received once complete