

RENTAL CRITERIA

OCCUPANCY POLICY

1. Occupancy is based on the number of the bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing.)
2. Two persons are allowed per bedroom.

GENERAL STATEMENTS

1. Positive identification with a picture will be required.
2. Each applicant will be required to qualify individually or as per specific criteria areas.
3. Inaccurate or falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, eviction shall result.
5. Any individual, whose tenancy may constitute a direct threat to the health and safety of any individual, the complex, or the property of others, will be denied tenancy.

INCOME CRITERIA

1. Monthly income should be equal to 2.5 times stated rent, and must be from a verifiable legal source.

EMPLOYMENT CRITERIA

1. Twelve months of verifiable employment will be required if used as source of income.
2. Self-employed applicants will be verified through state corporation commission, and may be required to submit the previous year's tax returns.

RENTAL CRITERIA

1. A minimum of Twelve months of favorable verifiable and contractual rental history from a current third party landlord or home ownership is encouraged.
2. Evictions are viewed unfavorably.
3. Two 72-hour notices or less within one year may result in denial of the application.
4. Two or more dishonored checks within one year may result in denial of the application.
5. Rental history reflecting past due and unpaid rent may result in denial of the application.

CREDIT CRITERIA

1. Negative or adverse debt showing on consumer credit report may result in denial of application or require additional security deposits.
2. Unpaid collections may result in denial of the application.
3. All unpaid utility and property debt must be paid in full for us to process your application. Approval is not guaranteed based solely on the debt being paid in full.

CRIMINAL CONVICTION CRITERIA

Upon receipt of the rental application and screening fee if required, Owner/Agent will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to, or no contests to, a crime.

Owner/Agent will consider the below nature and severity of the crime and how long ago the criminal conduct took place:

1. A conviction, guilty plea or no contests plea for any felony involving serious injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug-related offenses (sale, manufacture, delivery or possession with intent to sell), or Class A felony burglary or Class A felony robbery; or
2. A conviction, guilty plea or no contest plea, where the date of disposition, release, or parole has occurred within a period to demonstrate risk to Resident safety for: any other felony charges; or
3. A conviction, guilty plea or no contest plea, where the date of disposition, release, or parole has occurred within a period to demonstrate risk to Resident safety for: any misdemeanor or gross misdemeanor involving assault, intimidation, property damage, or weapons charges or that is sex-related or drug-related (sale, manufacture, delivery or possession with intent to sell); or
4. A conviction, guilty plea or no contest plea, where the date of disposition, release, or parole has occurred within a period to demonstrate risk to Resident safety for: any B or C misdemeanor in the above categories or those involving criminal trespass I, theft, dishonesty or prostitution.

If pending charges or outstanding warrants for any of the above will cause the Owner/Agent to consider if the individual creates a demonstrable risk to other resident safety and property.