



## **Application Criteria**

### **Application Fee**

- **\$89.00 + \$50.00 for any other additional applicants**

### **Credit**

- **Minimum credit requirement of 600**

### **Income**

- **Combined or individual income needs to meet 3X the rent**
- **2 months worth of proof of income ( pay stubs, bank statement etc)**

### **Collections**

- **Any collections are considered an automatic denial other than Medical and/or Student Debt**

### **Criminal Background**

- **Felonies are an Automatic denial under 10 years old**
- **Any type of violent crimes to persons or property are an automatic denial**
- **Any drug related offenses within 5 years are considered denied**

### **Evictions**

- **Any executed evictions within 3 years are considered a denial**
- **No more than 2 filing within 3 years = Conditional approval with Rental verification**

### **Bankruptcy**

- **No open bankruptcies**
- **Bankruptcy must be settled if filing appears in the credit file**

### **Rental Reference/ Rental Verification**

- **No more than 2 late payments in a 12 month period**
- **Must not be breaking the lease, lease must be settled/satisfied**
- **Can pay out remainder of their lease to settle with proof of payment from landlord**
- **No balance left on rent**
- **No negative lease violations**

