

Rental Criteria

Income: The total combined monthly gross income of all rental application in a given rental unit must be at least three times the monthly rent. Only income that can be verified will count. We expect rental applicants with income to prove at least three month of continuous employment. Unemployed or full-time student applicant must provide proof of a source of income. All adult tenants are joint and severally liable, which means that each one can be held responsible for the payment of all funds due regardless of ability to pay.

Credit history: You must be able to demonstrate fiscal responsibility. If you have any charge-offs, unpaid debts, or pattern of delinquent payments, your application may be denied.

Rental history: Each rental applicant must be able to demonstrate a pattern of meeting their rental obligations, leaving prior rental properties in good condition and not having a pattern of complaints from neighbors. We will require satisfactory rental references from a prior landlord.

Criminal history: If you have ever been convicted of a felony, or a misdemeanor involving violence, sexual misconduct or honesty, your application may be denied.

Guarantors: If you do not meet one or more of the above criteria, you may be able to qualify for a rental unit if you have a third party located within the state that will guarantee your lease. The guarantor must pass this same application and screening process except that we will deduct the guarantors own housing cost before comparing his or her income to our income criteria.