



We are an equal opportunity housing provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws. All applications will be reviewed in the following areas:

Rental History:

- Twelve (12) months of verifiable rental history or home ownership.
- NO evictions. Short Sale or Forecloses will not count as an eviction.
- NO outstanding money owed to a landlord or Property Management company.
- We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.

Employment History & Income Requirements:

- Twelve (12) months of current employment or twelve (12) months in a similar job, validated by pay stub.
- Self-employed persons will need to show proof of income (tax returns, etc.)
- Gross income (including co-applicant) shall be A MINIMUM of three (3) times the rent amount.
- Income may include sources other than employment (i.e. retirement, disability, trust fund, etc. Verification required).
- Ability to pay all deposits and rent in full, prior to move-in.

Credit Requirements for non multi-family properties:

- Minimum credit score of 600.
- Collection balance can not exceed the equivalent of one month's rent.
- If you have any questions regarding your credit, please contact our office prior to submitting your application.
- Individual owners may have more stringent requirements.

Criminal Records:

- We do not rent to sex offenders or convicted felons. Criminal convictions may result in denial of your application.

Occupancy Limit:

- The number of occupants per unit is limited to no more than 2 people per bedroom, unless local fire safety codes are more prohibitive.

I.D. Required:

- Each applicant over 18 years of age will be required to produce original documents showing legal presence in the United States such as a photo id (a driver's license or other government issued photo identification card).

Pets:

- Landlord Permission Required