

## Lease Application Guidelines

- **\$50 Non-refundable Application Fee** for each adult, 18+ years old is required regardless of income. Link will be sent to applicant upon request.
- **Credit, Criminal and Eviction Report** will be required for each applicant. A negative report may cause rejection of the application. Credit Score must be at least 575 or higher.
- **Valid government issued Identification** required. The ID must include a photo and current address. Acceptable IDs include a driver's license, military ID, passport, etc.
- **2 months income verification** required. Applicant(s) must have at least a monthly combined net income of 3 times the monthly rental rate of subject property. Approved documents include; 2 most recent months of paystubs for W2 employment; If transferring to a new job then a formal written verification from the employing company on letterhead will be required; self-employed should provide Schedule C or 1099 to show gross income for most recent year and 2 months of recent personal bank statements.
- **Co-Signers.** We only accept co-signers for full time students without derogatory credit. Both the applicant and the co-signor must have positive credit histories and meet all other application requirements. For students, proof of enrollment is required.
- **Pets accepted on a case-by-case basis.** A non-refundable pet fee of \$500 will be collected per pet.
- **Tenant's must have current renter's insurance** with at least \$100,000 in general liability included for the length of the lease.
- **No Delinquent Child Support Payments**
- **No Bankruptcies in the past 2 years**
- **No felony convictions in the last five years and no sexual offenses ever.**
- **Deposit** is due within 48 hours of lease signing.

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