



Qualifications for Rent

1. **Income**-Your monthly income must equal 3x or more than the monthly rental amount. You must be able to prove this via pay stubs or an offer letter upon request.
2. **Credit**- All information showing on the credit report is subject to verification, including previous addresses and places of employment. We will use your credit report to determine your eligibility.
3. **Criminal History**- We do not accept felony convictions. Any misdemeanors within 5 years will also be denied. We may take certain situations into consideration at Owner's discretion. Under no circumstance will we accept any violent convictions, or sex related convictions.
4. **Rental History**- You give us the right to contact any previous housing. Evictions, small claims suit and/or collections by any previous or current landlord may be cause for rejection. Applications may be denied for damages beyond normal wear and tear, illegal activity, and/or reports of non-compliance.
5. **Pets**-We will accept pets on some select properties. The pets must be spayed or neutered, no more than two pets per apartment, and no pet that weighs over 50 pounds. No aggressive dogs. Cats must be declawed. No puppies under the age of 2 years, and all pets must be housetrained. Owner has right to reject pet for any reason, however, we may not refuse any support animal if presented with proper identification.
6. **Identification**- You must be able to prove your identity either by state issued ID, passport, or any other government ID upon request.
7. **Occupancy**- We allow only 2 people per bedroom. Infants under the age of 2 do not apply.

Owner may make certain accommodations or exceptions for applicants based on special circumstances.

