

Qualifying Criteria for Rental Applicants

ALL applicants are subject to the same qualifying criteria across the board. **Applications are serviced on a first come first serve basis.*

I. General Requirements:

- Applicants must be 18 years of age or older, or legally emancipated.
- A valid copy of a state or federally issued photo ID is required.
- A non-refundable application fee of \$60 per applicant aged 18 or older is required for processing, payable upon preliminary screening approval.

II. Financial Stability:

- Applicant's gross monthly income must equal or exceed three (3) times the monthly rent.

Primary Considered Income: Gross base pay or salary.

Other Accepted Income: Verifiable income from the following sources will also be considered:

- Court-ordered child support payments received.
- Social Security income (e.g., SSI, SSDI).
- Other verifiable government assistance program income.

Excluded Income: Income from bonuses, holiday pay, tips, non-guaranteed overtime, or other forms of non-guaranteed or irregular income will generally not be included in qualifying income calculations.

- Positive employment and payroll verification is required.
- Applicants must have a credit score of 575 or higher.
- Applicants must have no outstanding debt exceeding 30 days to utility, cable, internet, or phone companies. (Medical and student debt are exempt.)
- Applicants must have no bankruptcy filings within the past three (3) years.

III. Rental History and References:

- Applicants must have positive references from previous landlords, with no history of:
 - Consistent delayed or non-payment of rent or associated fees.
 - Drug-related issues.
 - Breach of pet policy.
 - Violent or harmful behavior that disrupts the safety and peace of other tenants.

IV. Criminal History and Background:

- Applicants must have no violent or drug-related misdemeanor or felony convictions within the past three (3) years.

- Applicants must not appear on any sex offender registry (local or federal).

V. Occupancy and Property Specifics:

- Occupancy is limited to two (2) persons per bedroom.
- Properties with septic systems will adhere to the septic system's occupancy limitations.
- Pet policies vary by property owner. Properties allowing pets may have restrictions on the number, size, and breed of pets, based on the owner's insurance policy.
- A one time non-refundable pet fee of \$250 per pet, plus a \$50 monthly pet fee, is required for all approved pets.
- Service animals and federally registered emotional support animals are exempt from pet fees. However, tenants are responsible for any damages caused by these animals. Proof of service or registration is required.