

Rental Requirements

(All requirements must be met for applicant approval.)

1. A \$30 application fee will be required to process each rental application. The application fee is non-refundable for any reason.
2. All applicants must be at least 18 years of age or older and must each fill out separate applications.
3. All applicants must have ESTABLISHED, CURRENT and SATISFACTORY credit reports.
4. All previous rental references must be satisfactory.
5. Income requirements: (full-time students do not need to meet income req.)
 - a. single applicants - rent must not exceed 34% of the gross monthly income. Rent + long-term debt must not exceed 42% of gross monthly income.
 - b. Two or more applicants - rent must not exceed 28% of the gross monthly income. Rent + long-term debt must not exceed 36% of the gross monthly income.
6. If a bankruptcy has occurred in the past, there must be at least two years of satisfactory credit following the bankruptcy.
7. We will not accept the application if the applicant(s) has either:
 - a. Willfully, or intentionally refused to pay rent when due.
 - b. Been evicted from tenancy.
8. Applicant must fully complete application. Incomplete applications will not be processed.
9. Upon acceptance of application, applicants will immediately pay the landlord/agent the full sum required for the security deposit and sign the lease agreement.
10. Landlord/agent reserves the right to choose the cable T.V. provider.

