



RESIDENT SELECTION CRITERIA

- Application fee is **\$40 per applicant** and is **NON-REFUNDABLE**. Submitted online w/application.
- Application will **NOT** be processed until application fee is received as well as **verification of identity and supporting documentation**.
- Approved applicant is required to **sign a rental agreement** and pay the **security deposit within 48 hours of approval** (or receipt of lease to be signed). **Any other applications could be received and approved if rental agreement is not signed within the specified timeframe.**
- Minimum **Gross** monthly income must be equal or greater than **3 times the rental amount**.
- Applicants with a credit score **below 550** require an **additional security deposit** and/or **co-signer** and **MUST** be approved by the homeowner.
- Applicants will be **DENIED** for the following:
 - **Any Felonies**
 - Any sexual related offenses
 - Any prior evictions

Pet Requirements:

- Pet fee is **\$300** per pet and is **NON-REFUNDABLE**.
- Maximum of **2 pets allowed**
- **25 lb.** weight limit **Fully Grown**

ADDITIONAL SECURITY DEPOSIT AND/OR CO-SIGNER IS REQUIRED FOR WAIVER OF ANY SELECTION CRITERIA AND MUST BE APPROVED BY THE HOMEOWNER.

All pages of this application must be signed, dated, and submitted with the following supporting documents:

Social Security Card

U.S. Driver's License

And

2 Most recent check stubs or

Letter of acceptance from new employer

Proof of additional income

If applicable, submit

Bank Statements (if requested)

Court Decree and proof of deposits for Child Support or Alimony

Government documents to support Social Security

Check stubs to support receiving Social Security

*Security deposit must be paid with a **SEPARATE cashier's check** at the time of **lease signing**.
First month's rent or pro-rated rent due **BEFORE** tenant takes **possession** of the property.*