

How to apply for a rental and our requirements

Requirements are: Please read before applying

We require at least one year of employment history with 3 times the gross monthly income for the household (all adults combined). Example: If rent is \$1000 per month, the gross monthly income must be \$3000 before deductions. The credit score minimum is a 580 or above if you have at least one year of rental history that we can verify. The credit score minimum is a 620 or above if you do not have one year of rental history that we can verify. All adults need to apply no matter who qualifies. We DO NOT accept guarantors. We can not approve you if you have been evicted or was in the process of eviction. It is not allowed for someone to apply for someone else to live on a property. Anyone who applies and gets approved must live at the property. If you have pets, please make sure to ask if the property you are applying for is pet friendly.

To view a property:

- 1). All adults must apply first. We do not charge you to apply. Please make sure application is filled out completely and signed. If not, we must move on to next app in line.
- 2). Once we receive your application, we will check with landlords and employers to verify the information given on your application.
- 3). Once we establish that you qualify, we will reach out to you and set an appointment to view the property.
- 4). If you want to lease the property, we will send each adult a link from www.tenantbackgroundsearch.com. This will allow you to authorize and pay for your credit and background check. The cost is \$32.95 per adult.
- 5). If the credit and background check look good, we can approve you and move forward with your lease. We will collect the security deposit from you to hold the property until you move in. The deposit is not refundable if you change your mind. The security deposit goes on file and will be returned once you move out and the property is left in the move in condition.
- 6). If the property does allow pets, that does not include any aggressive breed dogs listed on any insurance aggressive breed list. This is for liability purposes and because the landlord's insurance can be canceled or premiums increased.