

APPLICATION CRITERIA:

- All occupants must be 18 yrs. of age or older and present a photo ID
- Co-signers are allowed if the applicant is a student and the co-signer is an immediate member of the family.
- A \$40.00 non-refundable fee is required for a single application 18 years of age or older. Funds must be in the form of money order, cashier's check, personal check or we accept credit/debit cards. Cash will not be accepted.
- A \$200.00 deposit is required to hold an apartment. If the applicant is approved, the holding deposit will go towards the security deposit. If the applicant is denied, the holding deposit will be refunded with-in 5 business days.
- 2 most current pay stubs are required when submitting the application.

CREDIT CHECK CRITERIA:

- Application will be denied if any or all of the following: bankruptcies (bankruptcy must be discharged 3 years ago), any collections above \$500.00 except medical bills (no collections over the last 3 years), no excessive credit owed, any evictions or money owed to a current or past landlord.
- We will not accept a credit report provided by you.

INCOME CRITERIA:

- Your rent cannot exceed 30% of your monthly gross income.
- If you are self-employed, we will need your last year's income tax returns.
- Unverifiable income cannot be used to qualify an applicant.

PET POLICY:

- All pets are subject to management approval and will require a pet addendum to the lease. The maximum weight limit is 40 lbs.
- We do not accept Pit Bulls, Rottweilers, Mastiffs, Dobermans, Chows or any aggressive breed, please inform your leasing agent the type of pet you have prior to viewing an apartment.
- Only one dog is allowed per apartment and there is a \$100.00 pet deposit.