

Applicant Checklist

Welcome! To help you prepare for the application process, we've outlined a checklist of requirements along with potential fees you may encounter. This guide is designed to give you a clear understanding of both your upfront costs and any ongoing monthly expenses as a current or prospective resident.

Rental Requirements

- Tenant(s) must make 2.75x the market rent
- Minimum 550 credit: scores between 530 and 549 subject to a risk fee
- A history of repossession is considered a significant risk factor and may result in application denial
- No more than 1 eviction - *must be older than 3 years with positive rental history*. Any prior eviction filing, regardless of outcome (including dismissed cases or balances paid), may be considered negative rental history and can impact the approval decision
- Positive rental history: no rental history subject to additional risk fee
- No balances owed over \$500 to another property
- No bankruptcy within past 2 years: must be discharged
- No criminal record

Community Fees

- Non-refundable application fee: \$99/person online or \$99/person in-person via money order only
- Non-refundable administrative fee: \$99 due at time of application submission
- Security deposit:
 - Amount determined at time of approval
 - Flexible deposit option available
- Non-refundable holding fee:
 - \$500 in person via money order only
 - Fee holds the unit for 14 days and applies to move-in costsIf you cancel, this fee is forfeited and will not be refundable
- Non-refundable pet fee: \$300/pet due at lease signing via money order only

Important Policies To Notice

- Anyone who is 18 years of age or older is required to apply
- All applicants have an equal opportunity during the application process
- Applications expire 30 days from original submission date. After 30 days your application will be discarded - if you wish to move forward after 30 days you will need to re-apply.