

Guarantor 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

- Guarantor(s) must make 4x the market rent
- Minimum 650 credit
- 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
 - \$99/person in-person via money order only
- Non-refundable administrative fee:
 - \$189 due at time of application submission
- Security deposit:
 - Amount determined at time of approval
 - Flexible deposit option available
- Non-refundable pet fee: \$300/pet due at lease signing via money order only

Important Policies To Notice

- Both the Application and Administrative Fees are non-refundable once paid
- 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