

APPLICANT CHECKLIST

REQUIREMENTS

RENTAL REQUIREMENTS

- ▶ Tenant(s) must make 2.75x the market rent
- ▶ Minimum 550 credit - *scores between 530 and 549 subject to a risk fee*
- ▶ No more than 1 eviction - *must be older than 3 years with positive rental history*
- ▶ No balances owed over \$500 to another property
- ▶ No bankruptcy within past 2 years - *must be discharged*
- ▶ No criminal record

FEES

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
- ▶ Holding fee:
 - Amount determined at time of approval
- ▶ Non-refundable pet fee:
 - \$300/pet due at lease signing via money order only

POLICIES

IMPORTANT POLICIES TO NOTE

- ▶ 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.