



## **Applicant Criteria**

Four areas are reviewed when processing your application for tenancy: Credit, Rental History, Employment and Criminal Background.

### **Credit**

- Your credit report should have no negative information such as collection accounts, repossessions, and payments more than 60 days late or bankruptcy.
- Late payments will not necessarily be held against you if they are balanced by current accounts from other creditors.
- Bankruptcies will not be held against you if they are discharged and you have established some good credit references since the discharge.
- Unpaid collection accounts may need to be paid in full before being accepted as a tenant.
- Automatic Approval may be made with a score of 0-350.

### **Rental History**

- Verification of at least one previous address is preferred with a positive report from the landlord
- Previous home ownership with no late payments is also acceptable
- A negative rental history may result in the decline of your application for tenancy

### **Employment**

- You must be employed or able to document a source of income which you can use to pay the rent. We will consider the length of your current and previous employment. A current paystub will be required with your application.
- Your gross income should be approximately three (3) times the monthly rental amount
- If you are a full time student, you must provide us documents of full time enrollment and a source of income to pay the rent

### **Criminal Background**

- Any person with a felony conviction is automatically disqualified if the felony is less than 6 years old. Felonies older than 6 years will be reviewed at the Property Manager's discretion
- Any person with multiple misdemeanor convictions within the past 3 years may also result in rejection. These misdemeanors must be multiple and indicate a pattern of behavior.
- Traffic violations are not considered when reviewing criminal background

*A negative result in any of the above three areas may result in denial of your application.*