

Rental Criteria

Move-In Costs:

Holding Deposit: \$480.00 (will be credited to Security Deposit)

Security Deposit: \$480.00

Application Fee is \$20.00 per adult

We don't charge a cleaning fee at the time of move-in

We don't charge last month rent at the time of move-in

REQUIREMENTS for a great applicant

- We require at least 3 times the rent in verifiable income
- If you have a Rent Wise Score Above 750 (having no credit would be a score of 700 and the max is 950)
- Being at your current job for more than a year

If you meet at least one of the following criteria and two from above, we will need to see proof of your last 3 rents checks paid on time or 3 months of bank statements.

- If you make between 2.5 and 2.99 times the rent in verifiable income
- If you have a Rent Wise Score Above 650 and below 750
- If you have had your current job between 2 weeks and 12 months

The following are grounds for denying an applicant:

- Having a bankruptcy or eviction within the last 10 years
- Having rental debt over \$250.00

History of criminal activity on the part of any proposed occupant which presents a danger to persons or property or the peace and enjoyment of other residents or members of the community could negatively impact your application. When evaluating any past criminal convictions, we consider the nature (whether it indicates a potential risk to persons or property or shows incident(s) of identity theft) and severity of the crime, and the amount of time that has passed since the criminal conduct occurred. If you have any mitigating factors you wish us to consider, please bring them to our attention.

If you are a verifiable student or if you owe more than \$10,000 (not including student or medical debt)

- Then there will be an additional \$1000 security deposit (won't exceed 1 months' rent)
- Add a \$100.00 per month surcharge

We want to rent apartments, so if you don't meet all of the criteria please call and talk to the manager, we might be able to make exception in some cases depending on the market. If you have any question please contact the Manager of the Apartment Building, but be aware that the Managers cannot preapprove your application.