

Rental Criteria

Move-In Costs:

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

Security Deposit: \$480.00

Screening 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:

-- You receive at least 3 times the rent in verifiable income

-- You have a Rent Wise Score above 750 (having neutral credit would be a score of 700 and the max is 950)

-- You have worked at your current job for more than a year

If you meet only two of these criteria, you must meet at least one of the following criteria and we will need to see proof of your last 3 rents checks paid on time or 3 months of bank statements, showing a balance adequate to pay rent and living expenses.

-- You make between 2.5 and 2.99 times the rent in verifiable income

-- You have a Rent Wise Score Above 650 and below 750

-- 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

If you are a verifiable student then there will be an additional \$1000 security deposit (although in no event will the total deposit and nonrefundable move-in fees, including screening fees exceed 1 month's rent) and a \$100.00 per month surcharge.

If you owe more than \$10,000 (not including student or medical debt), then there will be a \$100.00 per month surcharge.

A landlord is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking an adverse action based on any arrest record, conviction record, or criminal history.

Please DO NOT provide any criminal background information.

We want to rent apartments, so if you don't meet all of the criteria please consider applying and we will do our best to work with you to make it possible for you to live here.