

Lease Applicant Requirements

1. Minimum Income Requirement

- Applicants' income will be evaluated on a case-by-case basis. Applicants must provide verifiable proof of income as part of the application process.

2. Credit Score

- A minimum credit score of **600** is required.
- Applicants with credit scores below 600 may be considered with additional security deposit or co-signer.

3. Employment Verification

- Applicants must provide proof of stable employment for the last **6 months**.
- Self-employed applicants must provide **2 years of tax returns** or other verifiable income sources.

4. Rental History

- Minimum of **2 years of verifiable rental history** or homeownership.
- No prior evictions or rental-related judgments in the past **5 years**.
- Positive reference from the most recent landlord is required.

5. Security Deposit

- Standard security deposit equal to **1 month's rent**.
- Higher deposit may be required at landlord's request.

6. Criminal Background Check

- No felony convictions within the past **7 years**.
- No history of violent crimes, sex offenses, or drug-related crimes.

7. Application Fee

- Non-refundable background/credit check fee of **\$50 per adult (18 years and older) applicant**.
 - This fee is only charged if the landlord approves of the application and wants to have a background and credit check.
- Applicant to pay directly to website the conducts the background/credit check.
- This only applies after an application is submitted; if the landlord likes the application the next step is the background/credit check.

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8. Co-Signer Requirements (if applicable)

- Not applicable

G. Pet Policy

- Pets will be a case-by-case basis, with a **non-refundable pet fee of \$500 per pet** if landlord approves pet(s).
- **Maximum of 2 pets.**

10. Lease Term G Renters Insurance

- Minimum lease term of **12 months.**
- Tenant must carry renters insurance and provide proof of policy prior to keys and money being exchanged.
- Applicants must sign the lease within **2 calendar days** of approval.

11. Additional Documentation

- A valid government-issued ID.
- **2 months of recent pay stubs** and/or bank statements.
- **Consent to background and credit check.**

12. Anticipated Move-in Date

- Immediate move-in available.

*These requirements are at the landlords request.