



Applicant Criteria:

Anyone over 18 years of age must complete an application.

- No Co-Signers or Guarantors
- Gross Income of 3 times the monthly rent in documentable gross income or higher. For applicants with vouchers, the income requirement will be calculated on the portion of rent they are responsible for.
- No evictions on record
- Credit Score of 690 or higher for individual applicant.
- No collections or delinquent accounts for highest credit score applicant (Applicant over 690). Must be less than \$500 in collections for all other applicants combined.
- Total combined credit score of over 640 for units with multiple applicants
- Ignore medical trade lines.
- Ignore education and student loan trade lines.
- No bankruptcies within 2 years, ignore if dismissed.

Applications cannot complete the screening process until all Landlord Verifications are returned to us. Please be sure to add the correct and most up to date contact information for your landlords, or your application screening may face severe delays.

Review of criminal activity for all applicants if found applicable:

**Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required, and applicant may be denied on this basis. **