



Application Guidelines

- Application Fee is \$45.00 per adult living in the home on a full time basis (Adults are 19 years of age or older).
- The application process normally takes 24-48 hours (business days) depending on how quickly information can be verified. Completed (all parties) applications are processed on a first come first serve basis.
- Gross Monthly applicant income must be at least 2.5 times the monthly rental amount.
- We pull a nationwide credit, criminal & evictions background check, rental history, and must be able to verify income. (If an applicant has vacated a previous property owing a balance, the application may be declined). We require “good” credit to be considered for approval
- We are unable to rent to anyone in an active bankruptcy. If an applicant has been in a bankruptcy in the previous 5 years, and the bankruptcy has been discharged, the application may be considered.
- We are unable to rent to anyone who has a history of an eviction with or without a judgment due.
- The security deposit is equal to one month's rent, unless otherwise specified.
- Minimum pet fee for approved pets is \$250.00 per pet. (non refundable, non transferrable) We do not rent to aggressive breeds due to insurance regulations.
- We may require a holding deposit or good faith fee to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this fee. In the event the application is approved, this fee shall be applied to the required security deposit.
- Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent or any amounts owed to the credit bureau and/or a collection agency, and if the amount is disputed it shall be reported as disputed in accordance with law.