

Basic Qualifications

Based on industry accepted standards, are you financially qualified?

- Combined household, current and documented net income must be at least 3x rent (4 months uninterrupted). Self-employed must provide P&L YTD, last 3 bank statements, last tax return and IRS form 4506-T. For 3 adults combined incomes must be at least 4.5x rent; 4 adults at least 5.5x rent.
- Credit history without collections or outstanding judgments (excepting medical bills and student loans).

Either -but not both- may be remedied with additional deposit. Additional deposit may be refunded early upon lease renewal if condition is corrected and residency in good standing.

Are you respectful and earnest with a documented history of performing obligations?

- Application filled-out completely and accurately without omission.
- Positive current and >1yr rental reference, >4 mo employment & personal references.
- Credit history showing on-time payments.

Conditions may be remedied with additional deposit and/or increased rent.

Does the property allow for/support your intended use?

- For properties that accept pets: 1) Additional deposits are required and/or additional rent based on size/age/breed, 2) Known dangerous species/breeds are not authorized as dictated by property insurance carriers.
- No more than 2 residents per bedroom <120sf. Additional adults require additional security deposits - plus \$300 to \$450 extra monthly rent depending on the property.
- Home-based business must be prior approved and currently licensed and insured (may require additional deposit).