We are delighted that you are interested in renting one of our properties. We have the following criteria for qualifying as a resident with us. We are an equal opportunity housing provider. We are committed to compliance with the Federal Fair Housing Act. We do not discriminate based on race, color, religion, sex, national origin, disability or familial status.

* A separate rental application must be fully completed, dated and signed by each applicant

& co-applicant over 17 years of age.

* Must be 18 years of age or older.
* Minimum one year verifiable rental history, present and past. If owned home, must have

six months canceled checks from Mortgage Company showing prompt payment, written

verification from Mortgage Company or credit reporting agency. First time renters may

qualify if all other criteria are met and they have sufficient income or have a relative or

employer co-signer/guarantor with sufficient income. The co-signer must meet the

criteria and complete and sign a rental agreement.

* Employment and monthly income must be verifiable, past and present. Must have at

least 6 months with current employer. Must have sufficient income. Suggested 3 times

the amount of rent. Self Employed must complete separate “Self-Employed” application

and provide other forms of proof.

* Animals are accepted on a per property and situation basis. Pet charge (non-refundable) &

additional pet rent will be required.

* Willingness and ability to sign rental agreement (legal contract), pay deposits and first

month rent within three to five days of acceptance.

* Maximum occupancy is no more than 2 persons per bedroom
* NO SMOKING will be permitted inside the residence at any time

Applicants may be denied occupancy for the following reasons:

* Falsification of information on application by any applicant
* Incomplete application by any applicant
* Insufficient income
* Conviction history of violent or sexual crime by any applicant or occupant.
* Unsatisfactory rental history, evictions, or notice from current or previous landlord

regarding rental agreement violations

* Unsatisfactory credit history

If you do not meet one or more of the above criteria, you may be able to qualify if you have a third

party to guarantee your lease. They must fill out an application and met our criteria, and be

approved.

We report tenant rental history and performance to a tenant screening data base, payment records and

compliance with the terms of your contract, and property rules may affect your ability to lease from other

landlords in the future. Please keep your rent current and abide by the terms of your contract to protect

your reputation and credit.

Under the Fair Credit Reporting Act. An applicant denied for unsatisfied credit (or other reasons obtained

from a reporting agency) will be mailed a denial letter with the name and phone number of agencies used to

make this determination.

WE HAVE A NO TOLERANCE DRUG POLCIY