



**ALL APPLICANTS WILL BE CONSIDERED FOR APPROVAL
ON THE FOLLOWING CRITERIA:**

1. Applicants must be of legal age (18 years or older).
2. Applicant grants permission for a credit check to be completed.
3. Monthly income must be a minimum of 2.5 times the monthly rental amount & must be verifiable. If applicant has been provided a Section 8 voucher or other subsidized rent assistance, resident's rent portion will be used to calculate the 2.5 times the monthly rental income. Co-signers must have a minimum monthly income of 5 times the monthly rent amount with verifiable income.
4. Must have current verifiable residency of at least 6 months or more.
5. Applicant may be denied if evicted from a prior rental within the last three years and/or has an outstanding balance with a prior rental.
6. The maximum persons allowed per bedroom is two, plus one individual. Example: A two-bedroom apartment could have a maximum of five people residing in the apartment.
7. Application may be denied due to credit worthiness rating and/or rental history.
8. Applicant may be asked for an additional deposit based on credit score and/or rental history.
9. Application may be denied due to past felonies and/or misdemeanors.
10. Applicant must provide proof of \$100,000 personal liability insurance policy prior to move in.

.....RESERVATION AND APPLICATION FEES.....

1. Application fee must be paid prior to an application being processed. An outside, independent screening service processes all applications. Application fee is nonrefundable.
2. A reservation fee is required to be paid before an apartment will be taken off the market and assigned to an applicant.
3. Applicant understands that if application data is not provided within forty-eight (48) hours of the submission of the application, the application will automatically be canceled, and the reservation fee will be forfeited.
4. **If applicant cancels this application within seventy-two (72) hours of its submission, only the reservation fee is refundable. The refund will be processed by check and may take up to fourteen (14) business days. If applicant cancels this application after 72 hours, the reservation fee is forfeited.**

I HAVE READ AND UNDERSTAND THE CRITERIA FROM WHICH MY APPLICATION WILL BE APPROVED. APPLICATION MAY BE APPROVED WITH CERTAIN RESTRICTIONS. THESE RESTRICTIONS MAY OR MAY NOT LIMIT APPLICANT'S ABILITY TO PARTICIPATE IN CURRENT RENTAL INCENTIVES.

****This form will be included in the application packet and all applicants will be required to sign before submitting their applications****



Revised 5/28/2025