

## Tenant Policies:

We follow all Federal Fair Housing Rules and Guidelines.

### 1. **Application Criteria:**

- a. Credit Score 600+ no cosigner. If Credit Score is below 600, cosigner with score above 600 required plus \$100 cosigner fee. If no cosigner is available extra security deposit may be required. No open bankruptcies.
- b. Rental History –
  1. No evictions
  2. 3+ late pays in one year do not qualify
  3. Move out early (unless foreclosure) do not qualify
- c. Income to rent – 3 times rent amount
- d. Employment Verification – 1 year + no letter from employer, less than 1 year letter from employer. 2 months of pay stubs
- e. Self employed – two years of tax returns if applicable. Less than one year need P&L Statements plus cosigner.
- f. Criminal record – 7 year minimum no new offenses.  
**Automatic disqualify – Felonies:**
  1. Violence/Domestic battery
  2. Sex related
  3. Drugs (manufacturing/sale)
  4. Still on Probation/Parole
- g. Extra security deposit \$250-\$500 per pet. Companion/assistance animals no deposit

### 2. **Approval:**

- a. Holding Fee \$250 if approved. Don't move in within 5 days unless other arrangements are made holding fee is forfeited.
- b. Rent discount as advertised if enrolled in auto pay. Otherwise a \$10 fee will be added each month to the rent.