



Qualification & Occupancy Guidelines

- AVAILABILITY:** Applications for apartment homes will be accepted on a first come, first served basis and are subject to the availability of the apartment type requested. Rental rates are subject to change daily and without notice.
- RENTAL APPLICATION:** A Rental Application must be complete and maintained for each legal adult (person over the age of 18) who will be living in the apartment and/or contributing to the payment of rent. Any false information will constitute grounds for rejection of the application and the lease may be nullified.
- EVALUATION/INCOME:** As a means of evaluating a prospective resident, the information provided on the rental application is evaluated with a scoring method that weighs the indicators of future rent payment performance. The score is based on statistical analysis of payment indicators and performance, as well as, income. We require a monthly household income to be 2.5 times the amount of monthly market rent, prior to taxes. Based on the provided evaluation score, we will accept, accept with conditions, or reject an application. Upon receipt of required documentation and required funds, the application(s) will be processed within 24 hours and a decision rendered. Should the applicant be denied or withdraw their application within 72 hours of approval, the amenity fee ONLY is refundable. Application fees are non-refundable.
- CREDIT/CRIMINAL:** Management will request a credit report through our Credit Reporting Agency. We will require a copy of a government issued picture ID to verify applicant identification. Any applicants or occupants who have been determined to have a criminal conviction or current indictment for (including but not limited to) possession, sale, manufacture or distribution of controlled substances or for any crimes involving firearms or crimes against persons or property will be denied residency and occupancy. Management reserves the right to deny residency and occupancy for any criminal activity at their discretion. Guarantors cannot be a substitute for this requirement.
- GUARANTOR:** In the event a guarantor is utilized, that person must complete a Rental Application and adhere to the same qualifying standards. A guarantor will be fully responsible for the Lease Agreement if the Leaseholder(s) is in default.
- OCCUPANCY:** The Federal occupancy standard is set at two (2) persons per bedroom plus one (1) additional occupant in each apartment home.

