

RESIDENT QUALIFICATIONS

Please understand the following qualifications are established to ensure uniformity in leasing standards to all applicants and compliance with local, state, and federal government regulations.

1. Applicant must be 18 years of age or older.
2. Gross monthly income must be the monthly rental amount.
Senior citizens and persons receiving disability benefits may qualify at 3 times the monthly rent if debt ratio is less than 50%. Fulltime students requiring parental income for approval must have 3.5 times the monthly rental amount with verification of fulltime student enrollment and parent's verified application.
3. Applicant must have current verifiable employment with 2 years verifiable employment. For new employment, must have written document from employer to confirm employment date and pay rate. If self-employed, applicant must provide copies of immediate past two (2) years IRS tax returns and current bank statement.
4. If child support is to be considered for income qualification, applicant must provide proof that child support has been received for the past six months and a copy of the court order to verify monthly amount awarded.
5. Applicant must have 2 years of favorable, verifiable rental history. If home owner, copies of mortgage payment records or property tax statements for the past 2 years.
6. Applicant must have good credit record and no bankruptcy or repossessions in the last 5 years. Applicants with less than good credit records, bankruptcy, repossessions, or first time renters may be considered if applicant pays additional deposit equal to one month's rent.
7. Number of residents per apartment shall be no more than:
 - For 1 Bedroom – 2 persons plus newborn under 6 months of age.
 - For 2 Bedroom – 4 persons (limit 3 adults) plus newborn under 6 months of age.
 - For 3 Bedroom – 6 persons (limit 4 adults) plus newborn under 6 months of age.
8. Total automobiles owned by residents allowed per apartment is two (2).
9. Have no felony convictions or deferred adjudication or misdemeanor to person or property.
10. Security deposit and non-refundable application fee must be paid with application.
11. Water beds on the first floor only with proof of waterbed insurance.
12. Boat, RV, or trailer parking in designated locations.
13. Pets are not allowed without management's prior approval and payment of pet deposit and fee in full for each pet. There is a limit of one pet per one bedroom apartment and two pets per two or three bedroom apartment. **NO AGGRESSIVE BREED ACCEPTED.** Photo must be provided.
14. At time of move-in, a copy will be made of your valid driver's license or state identification card and social security card for your permanent file.
15. Foreign applicants must supply a temporary social security number as issued for a temporary work visa. Applicant's passport must be inspected to verify the time spent in the United States is consistent with the residency disclosed on the rental application.

Disclaimer: All prospective residents are screened to meet the above qualifications based on information supplied by sources deemed to be reliable. However, there may be occasions wherein limited information is available or supplied to us for screening and events may have occurred since the screening information was obtained. We, therefore, do not warrant representation that these qualifications are absolute for all existing residents. Additionally, management reserves the right to offer residency to Corporate Companies. Corporate companies may utilize an independent screening process in qualifying their occupants.