

Qualification Guidelines & Occupancy Standards

- **Applicant:** Must be legal age, 18 years or older.
- **Financial Responsibility:** Verifiable income and monthly income (paystubs or income tax return or three months of current Bank Statement). Must earn two and one-half times the monthly rent of the apartment home in which you applied. Income requirements are based on the gross income amount.
- **Credit History:** Cannot have any evictions or any judgement from another property management company.
- **Criminal background Check:** a criminal background check is conducted for each applicant, covering the past 7 years.
- **Residential History:** Previous residency must be verified. Applicants are required to fulfill all the terms of any applicable lease agreement.
- **Employment:** must be verifiable. If there is no employment history, the applicant shows a means of financial support for a period of one year (six months bank statements)
- **Pets:** Pets are limited to two per apartment and may not exceed twenty-five pounds full grown. Pet owners are required to have a pet deposit of \$350.00 for each pet in addition a pet photo is required, along with \$60.00 DNA and sign pet agreement and \$50.00 a month pet rent per pet.
- **Occupancy:** For reasons for public health, occupancy guidelines have been created they are as follows:
 - A maximum of two people in a studio
 - A maximum of three people in one bedroom
 - A maximum of five people in two bedrooms
- **Vehicles:** One Carport is assigned per unit. Commercial vehicles, recreational vehicles, boats, and trailers are not permitted on the property at any time. No car repairs at any time.

Things you will need to apply:

- 1) State ID
- 2) Social Security Card or Passport or Visa
- 3) Last 3 months of paystubs
- 4) Last 3 months of Bank Statement
- 5) Application Fee \$50.00 per person over 18 – Application fee to be paid on the portal on-line. Once approved, you must pay a \$200.00 deposit within 48 hours to hold the unit until you move in.

Proof of Renter's Insurance Policy of \$100,000 liability is required at move-in.